



**183 Woodhead Road
BRADFORD
BD7 2BL**

- Rare opportunity to lease these superb retail / commercial premises with an extensive frontage (with 2 entrances).
- Ground floor sales area of **147.0 sq m (1582 sq ft)**
- Rent of: **£25,000 pa**
- Suitable for a wide variety of businesses (retail, health / beauty, food—subject to Planning Permission).

SITUATION

The premises are situated upon Woodhead Road, a short distance from its main junction with Horton Grange Road – forming part of the busy Bradford Outer Ring Road – A6177. Woodhead Road also provides a direct link to the University of Bradford Campus.

The immediate locality forms part of the densely populated residential area of Lidget Green and as such, a wide variety of longstanding retailers are situated closeby. These include Al-Halal Supermarket, Lloyds Pharmacy, Bismillah Gift Centre etc.

On-street car parking is generally permitted in the vicinity.

PROPERTY/ACCOMMODATION

The accommodation is arranged at ground floor level forming part of this modern stone built 2 storey building (the first floor being retained by the owners for residential accommodation but may be available by separate negotiation).

The premises have successfully traded for in excess of 30 years by our clients and are now available due to their retirement plans.

The premises benefit from the following amenities:-

- Extensive frontage to Woodhead Road with multiple display windows with security shutters.
- 2 entrances to potentially accommodate 2 separate businesses.
- Staff facilities (kitchen, WC and private office)
- Open plan modern sales area

The premises provide the following approximate dimensions and internal floor areas:-

Gross Frontage	25.9m	85ft 1"
Built/Sales Depth	5.7m	18ft 10"
	Sq. m.	Sq. ft.
Ground Floor		
Sales area	147.0	1582
Staff / ancillary comprising kitchen, WC and private office.	13.6	146
TOTAL AREA	160.6	1728

RATING

A search of the Valuation Office website reveals that the property has the following Rateable Values:

Rateable Value: £12,750
Rates Payable (approx.): £6,362

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

RENT

£25,000 per annum exclusive Subject to Lease, Plus VAT – if appropriate .

LEASE

The property is available to let upon a new full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

LEGAL COSTS

The ingoing tenant to be responsible for their own and the landlord's reasonable legal costs in this transaction.

VAT

All prices and rentals quoted are exclusive of any VAT liability—if applicable.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING

By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

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