



**151/153 New Line
Greengates
Bradford
BD10 0BT**

- High profile commercial premises with extensive frontage to New Line - A657.
- Ground floor of **129.0 sq m (1388 sq ft)** with basement stores of **27.8 sq m (300 sq ft)**.
- Next to Asda Supermarket.
- Suitable for Various Business Concerns.
- Rent: **£30,000 pax**
- Sale price: **POA**

SITUATION

The property occupies a high profile and extremely busy location fronting onto New Line (A657) in close proximity to its main junction with Harrogate Road (A658).

The premises form part of a busy retail development with a pharmacy next door and Asda supermarket whilst opposite further national occupiers are represented (Greggs, Taco Bell, Matalan and B&M / Sainsburys).

PROPERTY/ACCOMMODATION

The property comprises single storey former bank premises being of brick construction with full height rendered side elevation, and surmounted by a pitched and hipped slated roof.

The premises provide the following accommodation and approximate gross internal floor areas:

	Sq. m.	Sq. ft.
Ground Floor		
Former banking hall with partitioning to provide 2 front offices, staff kitchen, store, rear processing room and WCs.		
Overall	129.0	1388
Basement		
Various stores	27.8	300
TOTAL AREA	156.8	1688

Externally, secure gated access to a rear yard / parking area and additional front customer forecourt parking.

RATING

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

Rateable Value: £11,250

Rates Payable (approx.): £4,650

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

At the time of preparing these particulars, this property (with a Rateable Value of less than £12,000) should not be liable to pay Business Rates (subject to qualifying conditions).

RENT

£30,000 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.

SALE PRICE

Price upon application.

LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction

VAT

We are advised that VAT is not chargeable upon the rent / sale price but the client reserves the right to charge this if appropriate.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **C** a copy of the Certificate and Report is available upon request.

VIEWING

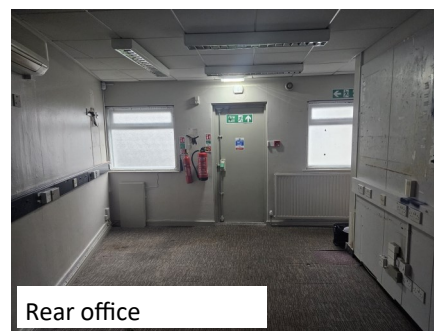
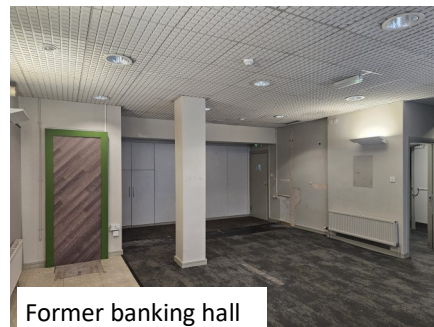
By contacting the sole agents:

Sharma Williamson

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(October 2024)



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