

TO LET

(Due To Relocation)



Rear of 203 Westgate BRADFORD BD1 3AD

- Superb ground floor commercial unit of 103.6 sq m (1115 sq ft)
- Dedicated parking opposite
- Suitable for various business concerns.
- Forming part of the popular Westgate / White Abbey Road corridor.
- Rent: £20,000 pax subject to Lease.

www.sharmawilliamson.co.uk

T: 01274 759955



SITUATION

The premises are set back from Westgate, on the north western periphery of Bradford City Centre, adjacent to the mini roundabout junction with White Abbey Road and City Road.

Westgate (B6144) is a busy vehicular commuter route linking the city centre to the residential suburbs of Daisy Hill, Sandy Lane and beyond

Established occupiers in the immediate locality include Bradford Foundation Trust (to the front of the building), the Islam Bradford Centre, whilst closeby is the busy White Abbey Road retail corridor, particularly popular with high quality clothing boutiques, jewellers and eateries.

PROPERTY/ACCOMMODATION

The property is situated at ground floor level to the rear of 203 and provides a modern ground floor commercial unit forming part of a 2 storey stone construction and surmounted by a pitched concrete tiled roof.

The premises provide the following accommodation:

	Sq. m.	Sq. ft.
Ground Floor Main sales area with modern aluminium framed shop front (currently a clothing	21.0	979
boutique)	81.0	872
Staff / ancillary with fitted kitchen	22.6	243
Staff WC	-	-
TOTAL AREA	103.6	1115

Outside

Dedicated car park for approx. 14 vehicles.

RATING

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

Rateable Value: £3,650 Rates Payable (approx.): £1,800

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

£20,000 per annum exclusive Subject to Lease.

LEASE

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

INVEST IN BRADFORD

Bradford Council run various schemes which may offer help and support. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following links

https://www.investinbradford.com or

https://www.bradford.gov.uk/business/business/

LEGAL COSTS

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

VAT

We are advised that VAT is not chargeable upon the rent, although the Landlords reserve the right to do so, if appropriate.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is ${\bf B}$ and a copy of the Certificate and Report is available upon request.

VIEWING

By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

April 25





^{1.} The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.

^{5.} Unless otherwise stated all prices and rents are quoted exclusive of VAT.





^{2.} All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.

^{3.} None of the building services or service installations have been tested and are not warranted to be in working order.

^{4.} No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.