



**64 High Street  
Queensbury  
BRADFORD  
BD13 2PA**

- Superbly fitted former salon premises extending to **34.3 sq m (369 sq ft)**
- Suitable for alternative uses
- Popular High Street location within a busy village centre.
- Car parking available.
- **£10,000 per annum**
- No Business Rates payable (subject to qualifying conditions).

### SITUATION

The premises front onto High Street within central Queensbury Village Centre, with a healthy mix of longstanding commercial occupiers in the immediate vicinity, a short distance from the main crossroads junction with Brighouse and Denholme Rd (A644).

These include Bronte Estates (estate agents), Cohens Chemist (next door), High Street Dental Practice and Marshalls Bakehouse (opposite), whilst closeby is a busy Co-Op outlet.

On street parking is permitted outside the premises (time restricted).

### PROPERTY/ACCOMMODATION

The premises comprise a modern ground floor former hairdressers / salon forming part of a 2 storey stone built mixed use property (the 1<sup>st</sup> floor residential element is excluded from this transaction).

Internally, the former salon premises have been fitted out to a good standard with quality dark wood laminated flooring/lino throughout, aluminium framed large display window and two partitioned former salon areas which could be opened up to create a sizeable open plan room.

The self-contained premises benefit from their own staff kitchen and staff WC.

The premises provide the following approximate dimensions and net internal floor areas.

Gross frontage	4.6m	15ft 1in
Internal width	4.0m	13ft 1in
Built depth (overall)	9.2m	32ft 8in
	Sq. m.	Sq. ft.
<b>Ground Floor</b>		
Former front salon	18.7	201
Additional rear sales / salon	12.5	135
Staff kitchen	3.1	33
Staff WC	-	-
<b>TOTAL AREA</b>	<b>34.3</b>	<b>369</b>

### AMENITIES

- Intruder alarm with CCTV.
- Gas powered central heating / radiators throughout.
- Separate electricity and gas supplies
- IT points

### RATING

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

<b>Rateable Value:</b>	£4,300
<b>Rates Payable (approx.):</b>	£2,145

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

**£10,000 per annum exclusive** Subject to Lease.

### 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

Our clients advice that VAT is not chargeable on the rent, although they reserve the right to do so, 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**

**Tel:** 01274 759955

**Email:** info@sharmawilliamson.co.uk

April 25

