



**870 Manchester Road  
Bradford  
BD5 8DH**

- Prominently positioned retail premises with ground floor sales area of **46.2 sq m (497 sq ft)** and useful basement.
- Busy corner position with car parking.
- Suitable for various business concerns.
- Rent: **£15,000 pax**

### SITUATION

The premises occupy a highly prominent and busy corner location at the junction with Broadway Avenue and Manchester Road, the latter forming part of the A641 dual carriageway, being one of the main arterial routes in/out of Bradford. Closeby is the main junction with Mayo Avenue/ Smiddles Lane – forming part of the Bradford Outer Ring Road – A6177.

As such, Manchester Road is popular with a wide variety of commercial traders.

Some on-street car parking is permitted upon this section of Manchester Road whilst unrestricted parking is generally available on Broadway Avenue.

### PROPERTY/ACCOMMODATION

The property forms part of a substantial 2/3 storey end of terraced mixed use building being of stone construction surmounted by a blue slated roof.

The ground floor/basement has been trading as a used bathroom showroom for many years and is due to relocate. Therefore the premises will be handed over with vacant possession.

The ground floor premises, which benefit from an open plan arrangement also benefit from an extensive “return frontage” to Broadway Avenue.

The shop premises benefit from the following amenities:-

- Aluminium framed/powder coated display windows with security shutters
- CCTV and intruder alarm facilities
- WC facilities in the basement

The premises provide the following approximate net internal floor areas.

	Sq. m.	Sq. ft.
<b>Ground Floor</b> Sales area	46.2	497
<b>Basement</b> Stores	44.1	475
<b>WC</b>	-	-

### RATING

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

**Rateable Value:** £5,300

**Rates Payable (approx.):** £2,644

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

**£15,000** 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 annual upwards only rent reviews linked to annual increases in the CPI.

### 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 make a fixed contribution of £395 (+VAT) towards the preparation of the lease agreement.

### VAT

The Landlords have advised that VAT is not chargeable on the rent, although they reserve the right to do so if appropriate.

### 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

May 2025