



**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: **£14,400 pax (£1200 pcm) - subject to Lease.**

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 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

£14,400 per annum exclusive (£1200 per calendar month) 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 incoming 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 **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

Sep 25

