



**50 Duckworth Lane  
BRADFORD  
BD9 5HB**

- Rare opportunity within a highly popular parade and busy location.
- Layby parking .
- Gd Fl of **45.9 sq m (494 sq ft)** plus useful 1st/2nd fl office, kitchen, WCs etc. and rear secure yard
- Suitable for various “Class E” uses.
- Rent: **£30,000 pax**

### SITUATION

The premises occupy a busy location upon Duckworth Lane, a busy commuter route linking Bradford City Centre through to numerous residential suburbs, and forming part of a popular suburban parade in the densely populated area of Toller Lane.

Other occupiers within the parade include Sahara Pharmacy, Deli Passion, an opticians and Paddy Power betting shop, whilst Cake Box are situated directly opposite. A Morrisons Daily C-store and the Bradford Royal Infirmary hospital complex are in the locality.

The parade benefits from time restricted layby parking immediately to the front.

### PROPERTY/ACCOMMODATION

The property comprises a 2 storey plus attic, mid through terraced commercial property being of stone construction and surmounted by a pitched slated roof.

The ground floor comprises a predominantly open plan sales area with trapdoor leading to basement stores. The first floor provides a front store/office, rear staff kitchen and WC, whilst the attic provides 2 sizeable store rooms.

The premises provide the following approximate dimensions and floor areas:

<b>Gross frontage:</b>	5.8m	19ft 1in
<b>Net frontage:</b>	5.2m	17ft 1in
<b>Built depth</b>	10.6m	34ft 9in
	<b>Sq. m.</b>	<b>Sq. ft.</b>
<b>Ground Floor</b>	45.9	494
<b>Basement</b> (not measured and taken from VOA website)	35.5	382
<b>First Floor</b> Front store/office, rear staff kitchen		
Overall	38.2	414
Rear WC	-	-
<b>Attic</b> Stores	33.3	358
<b>TOTAL AREA</b>	<b>152.9</b>	<b>1648</b>

### Outside

Gated rear yard area (potential to accommodate 2 cars).

### RATING

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

<b>Rateable Value (2026):</b>	£11,000
<b>Rates Payable (approx.):</b>	£4,554

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.

### 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.

### APPLICATION FEE

An application fee of £150 (+VAT) per applicant will be applicable to cover the cost of credit references, collating of documents to comply with Money Laundering Regulations etc.

### 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 link: <https://www.investinbradford.com>

### LEGAL COSTS

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

### VAT

Our clients advise that VAT is not chargeable upon the rent, although they reserve the right to do so, if appropriate.

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **D** 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

March 2026