



**9 High Street
Queensbury
BRADFORD
BD13 2PE**

- Fully fitted beautician / treatment rooms occupying a central village location.
- Busy High Street position with dedicated parking.
- Accommodation over ground, first and attic levels.
- Guide rental: **£15,750 per annum**
- Of particular interest to clinics, beauticians etc.

SITUATION

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

Next door is Bronte Estates (estate agents), and closeby are Cohens Chemist, a Dental Practice and Marshalls Bakehouse, whilst closeby is a busy Co-Op outlet.

Time restricted parking is available closeby, with the property also having 2 dedicated side car parking spaces.

PROPERTY/ACCOMMODATION

The property comprises a semi-detached solid stone built property being of 3 storey construction and, surmounted by a stone slated roof. An age stones states that it was constructed in 1906. Currently trading as Quintessance Medical Aesthetics for approximately 15 years (now retiring) and as such, is fitted out for a continuation of such a use.

The property provides accommodation / treatment rooms over ground and 1st floor levels with ancillary stores at basement and attic levels.

The premises provide the following approximate floor areas:

| | Sq. m. | Sq. ft. |
|---|--------------|--------------|
| Ground floor | | |
| Front sales area | 26.0 | 280 |
| Treatment rooms | 19.0 | 204 |
| First floor | | |
| Front treatment room | 15.2 | 164 |
| Shower room with quality fittings | 4.1 | 44 |
| Rear treatment room | 18.9 | 203 |
| Attic | | |
| Front store | 11.1 | 120 |
| Rear store | 10.7 | 115 |
| Basement | | |
| Store / former wet room | 8.9 | 96 |
| Raised meter cupboard and ex coal store | - | - |
| TOTAL AREA | 113.9 | 1,226 |

Outside

2 side car parking spaces

RATING

A search of the Valuation Office website reveals that the property

has the following Rateable Values:

| | |
|-------------------------------|------------------|
| Authority: | Bradford Council |
| Description: | Shop & Premises |
| Rateable Value (2026): | £6,700 |

Please click on the link below to obtain an estimate of the annual Business Rates payable :

<https://www.gov.uk/calculate-your-business-rates>

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

£15,750 per annum exclusive Subject to Lease, plus VAT—if appropriate.

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.

EXISTING FIXTURES & FITTINGS

The outgoing tenants fixtures and fittings may be acquired and an outline inventory of items has been provided to us and is available upon request, together with a guide price.

APPLICATION FEE

An application fee of £150 (+VAT) per applicant will be applicable to cover 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

All prices and rentals quoted are exclusive of any VAT liability—if applicable.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **D** a copy of the Certificate and Report is available upon request.

VIEWING

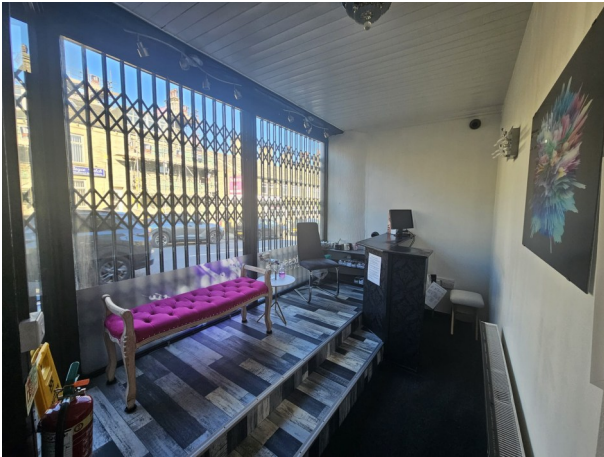
By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

March 2026



Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
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.
5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).