



**591 Halifax Road  
Bradford  
BD6 2DU**

- Well proportioned commercial unit with ground floor sales area of **44.2 sq m (476 sq ft)**. **Immediate possession now available**
- Busy main road location fronting Halifax Road (A6036) with on street parking.
- Diagonally opposite Tesco Superstore.
- Suitable for various business concerns.
- Rent: **£10,800 per annum (£900 per calendar month)**

### SITUATION

The property fronts onto Halifax Road, forming part of the busy A6036 arterial route connecting Halifax and Calderdale region to the south west, to the Bradford district via Odsal Top roundabout. As such, the premises benefit from significant volumes of passing traffic.

Crucially, the premises benefit from on street car parking is permitted upon this section of Halifax Road.

The immediate area is predominantly residential flanked by the densely populated residential areas of Buttershaw and Woodside, with also a wide array of commercial occupiers represented on Halifax Road taking advantage of the passing traffic

Diagonally opposite is a Tesco Supermarket and opposite is the Coral Mills complex.

### PROPERTY/ACCOMMODATION

The accommodation is situated at ground floor level forming part of an attractive 2 storey semi-detached property being of fair faced stone construction under a pitched and hipped tiled roof.

The ground floor benefits from a shuttered aluminium framed / powder coated personnel door and separate sizeable display window with external concertina security grilles.

The property comprises the following dimensions and approximate net internal floor areas:

#### Outside

|                                                             |               |                |
|-------------------------------------------------------------|---------------|----------------|
| Gross frontage                                              | 5.4m          | 17ft 7in       |
| Internal width                                              | 4.8m          | 15ft 8in       |
| Built depth                                                 | 10.1m         | 33ft 2in       |
|                                                             | <b>Sq. m.</b> | <b>Sq. ft.</b> |
| <b>Ground Floor</b>                                         |               |                |
| Open plan sales area                                        | 44.2          | 476            |
| Rear partitioned staff lobby area / potential staff kitchen | -             | -              |
| Staff WC                                                    | -             | -              |
| Basement                                                    |               |                |
| Accessed via trap door                                      |               |                |
| 3 x stores. Overall                                         | 21.1          | 227            |
| <b>TOTAL AREA</b>                                           | <b>65.3</b>   | <b>703</b>     |

Front forecourt (potential external display area).

### RATING

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

**Rateable Value (2026):** £4,350  
**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

**£10,800** per annum (£900 per calendar month) exclusive subject to Lease.

### LEASE

The property, which is vacant, is available to let upon a new internal 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 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> or

### LEGAL COSTS

The ingoing party to be responsible for the preparation of the Lease Agreement- cost £375 plus vat.

### VAT

The Landlords advise 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

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