



**30 Loughrigg Street
BRADFORD
BD5 7BU**

- Refurbished ground floor retail premises occupying a prominent corner position.
- Ground floor sales area of **49.0 sq m (527 sq ft)**
- **Reasonable rental offers considered.**
- No Business Rates payable (subject to qualifying conditions)
- Suitable for various businesses

www.sharmawilliamson.co.uk

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SITUATION

The premises occupy a prominent corner location at the junctions of Loughrigg Street and Newton Street situated in the heart of the densely populated residential area of West Bowling.

The immediate locality comprises mainly pre-war terraced dwellings.

A wide variety of long established businesses exist closeby including a barbers, convenience store, clothing outlet etc. whilst directly opposite is West Bowling Mosque (Madni Masjid)

PROPERTY/ACCOMMODATION

The property is arranged at ground floor level forming part of this end of terrace mixed use property.

The premises have been recently refurbished and provide newly plastered and decorated walls, fully re-wired with LED light units etc.

The premises provide the following approximate dimensions and net floor areas:-

	Sq. m.	Sq. ft.
<u>Ground Floor</u> Open plan sales area benefitting from display windows to Loughrigg Street and Newton Street (with security shutters) with kitchenette and WC	49.0	527
<u>Basement</u> Stores	39.10	421
TOTAL AREA	88.10	948

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): £5,600

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

Reasonable Rental Offers are Invited.

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.

PREMIUM

A guide premium of **£5,000** is sought from the ingoing tenant for all existing shelving, chest freezer, upright chiller unit etc.

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

The ingoing party to be responsible for the fees in the preparation of the Lease Agreement in the sum of £375 (+VAT)

VAT

VAT is not chargeable on the rent, although the Landlords reserve the right to do so, if appropriate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

SPECIAL NOTE

A>Please note that a member of the Sharma Williamson team has a special interest in the advertised property.

VIEWING

By contacting the joint agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

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