



**384 Kings Road  
Wrose, Bradford  
BD2 1NH**



**TO LET (May Sell)**

**Ground Floor Retail Unit  
With Self-Contained First Floor Office Accommodation  
74.16 sqm (798 sqft)**

**RENTAL: £9,000 Per Annum Exclusive**

# 384 Kings Road, Wrose, Bradford, BD2 1NH

## LOCATION

The property occupies a prominent position amongst an established parade of secondary retail units and has frontage to and access from Kings Road, in an area of Bradford known as Wrose.

Surrounding users are predominantly of a residential nature and good main road access is provided to the centres of both Bradford and Shipley.

## DESCRIPTION

The property comprises a gable fronted 2-storey mid through terrace which offers accommodation across 2-levels having been previously utilised as a beautician's and prior to this as an estate agency with self-contained offices to the upper levels.

Off road car parking for approximately 2 motor vehicles is provided immediately to the property's front elevation.

## ACCOMMODATION

According to our measurements taken on site, the property offers the following net internal accommodation:-

### Ground Floor

Retail/Sales Area	19.49 sqm	(210 sqft)
Rear Office	18.69 sqm	(201 sqft)
Kitchenette	1.88 sqm	(20 sqft)
WC Facilities	----	----

Shared entrance vestibule and staircase leading to:

### First Floor

Front Office	18.89 sqm	(203 sqft)
Rear Office	12.10 sqm	(130 sqft)
Kitchenette	3.11 sqm	(34 sqft)
WC Facilities	----	----

**Approx. Total Net Internal Floor Area**      **74.16 sqm**      **(798 sqft)**

## SERVICES

The property as a whole is understood to benefit from the provision of all mains services with both hot water and central heating provided to each level via individual gas fired combination boilers.

**Please Note:** None of these services have been tested and prospective tenants/purchasers are advised to satisfy themselves as to their condition and type.

## OUTGOINGS

The property is understood to be assessed for Uniform Business Rates as follows:-

### 384 Kings Road

Description: Shop and Premises  
Rateable Value: £4,800

### 1<sup>st</sup> Floor, 384 Kings Road

Description: Beauty Salon and Premises  
Rateable Value: £3,000

The Uniform Business Rate for 2017/2018 is 47.9 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

## TERMS

The property is available to let as a whole or on a floor by floor basis by way of a new effective full repairing and insuring lease for a term of 3 years or longer.

## RENTAL

The entire property is available at an asking rental of £9,000 per annum exclusive, paid quarterly in advance. Alternatively, our client will consider a lease of the ground floor only at a rental figure of £6,500 per annum exclusive, paid quarterly in advance or a letting of the upper floor at an asking rental of £3,000 per annum exclusive, paid quarterly in advance.

## FREEHOLD

Alternatively, our client may consider a disposal of the freehold interest in this property – further information available upon request.

## VAT

VAT will be charged at the prevailing rate – if applicable.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:-

D - 84

## LEGAL COSTS

The ingoing tenant will be responsible for both party's legal costs incurred in the transaction.

## VIEWING

Strictly by prior appointment with the sole agents:-  
**Mark Brearley & Company – Tel: 01274 595999**  
Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)  
Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)  
(September 2017 – 2547 / SPI)

**MISREPRESENTATION ACT 1967:** These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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