



**222/224 HIGH STREET
WIBSEY
BRADFORD, BD6 1QP**



TO LET

Retail Premises

Extending to Approx. 59.64 sq. m. (642 sq. ft.)

With Basement Storage Area

RENT - £12,500 Per Annum Exclusive

222/224 HIGH STREET, WIBSEY, BRADFORD, BD6 1QP

LOCATION

The property occupies a central location in Wibsey, approximately 2 miles south of Bradford City Centre. The premises form part of a popular parade of similar retail units, and nearby occupiers include Salvation Army, BetFred, Stephen Howard Travel, Oakroyd Vets and The Hooper micro-pub. The Ancient Foresters public house, Co-operative store and pharmacy (Lloyds) are all located nearby.

Car parking is available nearby on-street.

DESCRIPTION

The property comprises the ground floor of a former convenience store building, with panel display frontage, central doorway and toilet facilities to the rear. Beneath this, is a small basement storage area.

ACCOMMODATION

The property provides the following approximate net internal floor areas:-

Gross Frontage	8.69 metres (28' 6")
Internal Width	8.38 metres (27' 6")
Shop Depth	10.49 metres (34' 5")

Ground Floor

Sales Area	59.64 sq. m. (642 sq. ft.)
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Basement

Store	14.59 sq. m. (157 sq. ft.)
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RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description:	Shop Premises
Rateable Value:	£8,800

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.

LEASE

The property is offered to let on a new lease for a term to be agreed upon full repairing and insuring terms incorporating regular upward only rent review.

RENT

£12,500 per annum exclusive

FIXTURES & FITTINGS

Please note fixtures and fittings may be available if required at an additional price/cost

VAT

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is:-

E - 106

A copy is available upon request.

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

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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.

13 Park View Court, Shipley BD18 3DZ
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ
Tel: 0113 3891049