



**57 Great Horton Road
Bradford
BD7 1AZ**



TO LET (By Way of Assignment or Sub-Lease)

Prominent Office / Retail Premises

Within Small Development Anchored by McColls

Directly Opposite Bradford University and Bradford College

Extending to Approx. 79.26 sqm (853 sqft)

RENTAL: £21,000 Per Annum Exclusive

57 Great Horton Road, Bradford, BD7 1AZ

LOCATION

The property occupies an excellent location fronting onto Great Horton Road in a small established development occupied by a variety of retailers including McColls, Subway, Belgian Fries etc. The unit is in an established student location directly opposite the University of Bradford and Bradford College Hockney Building with a number of student halls close-by including Malik Halls, Forster Halls and The Green.

ACCOMMODATION

The property comprises a ground floor single storey retail unit currently utilised as a letting agency office and is therefore suitable for similar use or retail. The property may be suitable for alternative uses subject to planning consent being obtained. The property is currently configured to provide predominantly open plan office/retail accommodation with staff/kitchen facilities, separate meeting room and WC facilities.

According to our measurements taken on site, the property benefits from the following net internal floor areas:-

Ground Floor

Open plan office/retail area	56.75 sqm	(711 sqft)
Kitchen/Staff area	8.47 sqm	(91 sqft)
Meeting room	14.04 sqm	(151 sqft)
WC Facilities	----	----
Total Approximate Net Internal Floor Area	79.26 sqm	(853 sqft)

RATING ASSESSMENT

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

Description: Shop and Premises
Rateable Value: £18,750

The Uniform Business Rate for 2018/2019 is 49.3 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 held under the terms of a full repairing and insuring lease which expires on 14 December 2021 at a current passing rental of £21,000 per annum exclusive without a further review. Further information is available upon request.

ASSIGNMENT / SUB-LEASE

Our clients are seeking to assign the current lease or alternatively sub-lease upon similar terms, subject to status.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

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 - 99

VIEWING

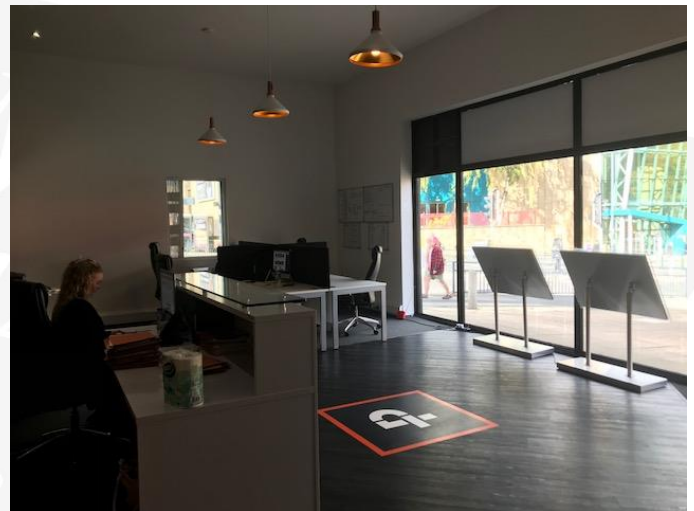
Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(October 2018 – 5265B / CJM)



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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