

sharma
williamson

Chartered Surveyors
Commercial Property Agents

Queensbury Court,
Brighouse Road
BRADFORD
BD13 1QD



TO LET

(Royal Eastern Unaffected)

- Newly Created Modern Units Suitable for Retail and Coffee Shop Uses
- Extending to **113.0 sq m (1,216 sq ft)**
- Superb Main Road Location Adjacent to a new Tesco Supermarket and Opposite Black Dyke Mills, with Large On Site Dedicated Car Park for 15 Cars
- **Rent Upon Application**
- **Last Unit Remaining!**

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Office also at 1st Floor, 8 Henry Street, Keighley, BD21 3DR





SITUATION

The premises front onto Brighthouse Road, forming part of the busy A644 arterial route (15,000 passing vehicles per day), close to its main junction with Highgate Road (A647) just outside Queensbury Village Centre, a popular residential suburb close to the Bradford/Halifax border.

Opposite is the sprawling Black Dyke Mill complex whilst next door is a modern Tesco supermarket. The immediate locality is densely populated and there are proposals for further development of in excess of 300 dwellings in the vicinity.

PROPERTY/ACCOMMODATION

The modern newly created units form part of Queensbury Court comprising 3 commercial units (1 of which is occupied by the Royal Eastern – Oriental takeaway and 1 being occupied by a bistro operator, set to commence trading in early 2020), with ample on site dedicated customer car parking.

The units provide excellent sized modern units which are currently lacking in the area with new shop fronts (with shutters) and services. The units will be handed over in a shell condition to the ingoing tenants, ready for fitting out.

The premises provide the following approximate gross internal floor areas:-

Unit 1 – let to the Royal Eastern

Unit 2 (Retail A1)

Internal width	7.9 m	26ft 0in
Built depth	16.0 m	52ft 5in

Ground floor

Overall gross internal floor area	113.0 sq m	1216 sq ft
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Unit 3 – let to a Bistro operator

RATING

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

<u>Unit 2</u>	
Rateable Value:	£14,880
Rates Payable (approx):	£7,306

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

RENT

Unit 1	LET!
Unit 2	Rent Upon Application
Unit 3	LET!

LEASE

The remaining unit is available to let upon a new effective full repairing (with service charge recovery) and insuring lease for a term to be agreed and incorporating upwards only rent reviews. **Letting incentives may be available, please contact us to discuss.**

LEGAL COSTS

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

VAT

We are advised that VAT will be chargeable on the rents at the standard rate.

VIEWING

By contacting the sole letting agents:-

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Web: www.sharmawilliamson.co.uk

(Updated November 2019)

Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
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5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
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GALLERY



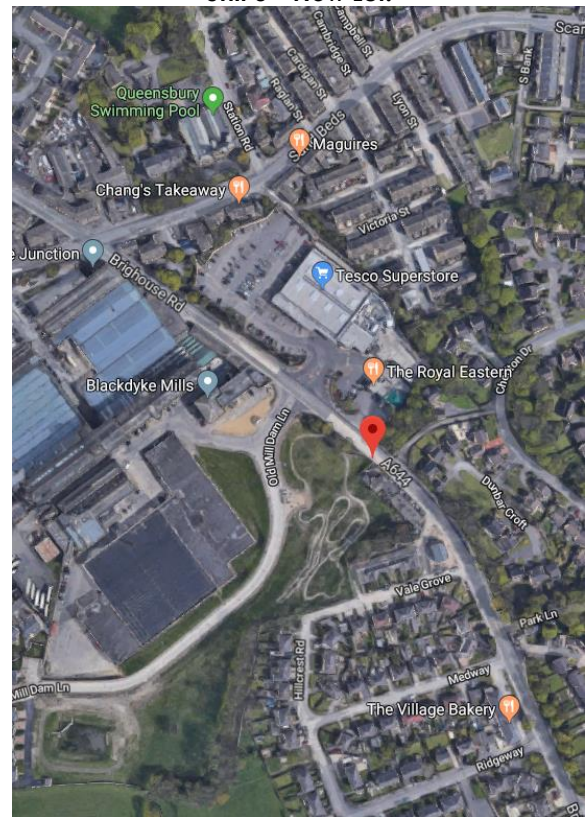
Unit 2 – To Let



Unit 3 – Now Let!



Tenant's Signage Opportunity



Location Map

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