

sharma
williamson

Chartered Surveyors
Commercial Property Agents

37 Becksid Road
BRADFORD
BD7 2JL



TO LET

- Modern Commercial Premises with Ground Floor of **65.5 sq m (705 sq ft)**
- Refurbished to a Good Standard -Ready for Tenant's Fit Out
- Main Road Frontage with Parking
- No Business Rates Payable (Subject to Qualifying Conditions).

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SITUATION

The premises front onto Becks Road, a busy vehicular thoroughfare close to the main junction with Clayton Road / Legrams Lane and Great Horton Road (A647).

The immediate locality is densely populated (residential area of Lidget Green) supported by a wide variety of longstanding traders including Lidget Green Post Office and KS Opticians within the parade.

Time restricted on street car parking is available to the front of the unit.

PROPERTY/ACCOMMODATION

The premises, which are situated at ground floor level, form part of a substantial mid mixed use terraced property (the upper floors having been separately let out and do not form part of this transaction).

The ground floor commercial area (formerly a bakery) has been refurbished with newly plastered walls, neutral decorations throughout, new wiring etc. and is ready for an occupier's fit out.

The premises provide the following approximate net internal floor areas.

	Sq m	Sq ft
<u>Ground floor</u>		
Sales area with aluminium framed shop front with security shutters.	65.5	705
<u>Basement</u>		
Stores	6.5	70
WC	-	-

RATING

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

Rateable Value: £3,050

Rates Payable (approx): £1,421

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).

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

RENT

£9,500 per annum exclusive Subject to Lease.

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.

LEGAL COSTS

The incoming tenant to be responsible for their own and the landlords reasonable legal costs in this transaction.

VAT

Our clients advise that VAT is not chargeable upon the rent, although they reserve the right to do so, if appropriate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING

By contacting the sole agents:-

Sharma Williamson

Tel: (01274) 759955

Email: info@sharmawilliamson.co.uk

Web: www.sharmawilliamson.co.uk

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