

sharma  
williamson

Chartered Surveyors  
Commercial Property Agents

768/770 Manchester Road  
BRADFORD  
BD5 7QR



## TO LET

- Former Bank / Office Premises Extending to **296.2 sq m (3,187 sq ft)** Over 2 Floors
- On Site Secure Parking for Approx. 10 Cars.
- Fantastic Frontage to Manchester Road (A641) with On Street Car Parking.
- Suitable for a Variety of End Businesses (Subject to PP)

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Office also at 1<sup>st</sup> Floor, 8 Henry Street, Keighley, BD21 3DR





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### SITUATION

The premises front onto Manchester Road (A641) a dual carriageway route in / out of Bradford, situated in the densely populated areas of West Bowling / Marshfields, and enjoying significant volumes of passing traffic.

There is a wide array of both long established local and national traders in the immediate vicinity. On street car parking (time restricted) is available in front of the premises.

### PROPERTY/ACCOMMODATION

The property comprises a 2 storey detached former Bank property being of stone construction and providing ancillary office accommodation at first floor level (part of which is accessed via a separate side entrance).

Many of the former Bank's fittings remain insitu.

Amenities include:-

- Fire alarm system
- Gas central heating / air conditioning to former Bank branch
- 3 phase commercial electricity supply

The premises provide the following dimensions and approximate internal floor areas.

Gross frontage	18.9m	61ft 2in
Internal width	17.7m	58ft 1in
Sales depth	7.4m	24ft 1in
Built depth	10.4m	34ft 1in

	Sq m	Sq ft
<u>Ground floor</u>		
Former Banking hall with 2 interview rooms and strong room, 2 partitioned meeting rooms and office	130.1	1400
Private office	9.3	100
Ancillary	11.9	128
<b>Total</b>	<b>151.3</b>	<b>1628</b>

<u>First floor (above former Bank branch)</u>		
Cleaner's store / ancillary	12.8	138
Staff WCs, staff kitchen and 2 former file stores	54.3	584

<u>First floor (with separate entrance)</u>		
4 private offices, bathroom and staff kitchen – overall	77.8	837
<b>Total Approximate Floor Area</b>	<b>296.2</b>	<b>3187</b>

### Outside

On site secured car parking for approx. 10 vehicles.

### RATING

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

Rateable Value:	£16,000
Rates Payable (approx):	£7,856

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

### RENT

**£30,000 per annum exclusive Subject to Lease, Plus VAT – if appropriate**

### LEASE

The whole property is available to let upon a new full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

### LEGAL COSTS

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

### VAT

We are advised by the Landlords that VAT is not chargeable upon the rent, however they reserve the right to do so, if appropriate.

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **F**, a copy of the Certificate and Report are available upon request.

### VIEWING

By contacting the sole agents:-

**Sharma Williamson**

**Tel:** (01274) 759955

**Email:** [info@sharmawilliamson.co.uk](mailto:info@sharmawilliamson.co.uk)

**Web:** [www.sharmawilliamson.co.uk](http://www.sharmawilliamson.co.uk)

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