



**42 Swain House Road
BRADFORD
BD2 1JW**

- Well presented mixed use property with ground floor sales area of **23.2 sq m (249 sq ft)** and spacious 3 bedroomed partially furnished living accommodation.
- Popular parade with parking.
- Rent: **£17,500 pa**

SITUATION

The premises are situated with direct frontage onto the busy Swain House Road/Kings Road, a short distance from 5 Lane Ends Retail Park where occupiers include Wm Morrison (supermarket), The Range, a McDonalds drive-thru etc.

The surrounding area is densely populated and this, together with the availability of on street/forecourt carparking suggests the premises being suitable for a variety of uses.

Other occupiers within the parade include TCs café, a barbers next door and greengrocers (next door) whilst opposite is a bakers, DIY / hardware shop, fast food takeaway and off license / newsagents.

PROPERTY/ACCOMMODATION

The property comprises a mixed use, mid terrace property forming part of a popular suburban parade.

A 2 storey construction predominantly with combination brick / pebble dashing and surmounted by a pitched slated recently overhauled roof.

The property comprises the following accommodation and approximate floor areas:

	Sq. m.	Sq. ft.
Ground Floor		
Front sales area with UPVC shopfront (with shutters)	23.2	249
Rear living room with modern fireplace	17.0	184
Fitted kitchen	13.4	148
First floor		
3 / 4 bedrooms and family bathroom		
Overall	42.6	459.3
Basement		
Various stores	50.4	543

Outside

Enclosed rear tarmacadam yard.

Front forecourt with 2 dedicated parking bays.

RATING

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

The premises are to be reassessed upon occupation.

The residential element of the property will attract Council Tax—

Band A

RENT

£17,500 per annum exclusive for the whole building, Subject to Lease.

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.

INVENTORY

The living accommodation is partially furnished and an outline inventory is available upon request.

APPLICATION FEE

An application fee of £150 (+VAT) per applicant will be applicable to cover credit references, collating of documents to comply with Money Laundering Regulations etc.

INVEST IN BRADFORD

Bradford Council run various schemes which may offer help and support. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following link:

<https://www.investinbradford.com>

LEGAL COSTS

The ingoing tenant to be responsible for the legal costs of £375 (+VAT)

VAT

Our client advises that VAT is not chargeable upon the rent, although they reserve the right to do so.

ENERGY PERFORMANCE CERTIFICATE

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

VIEWING

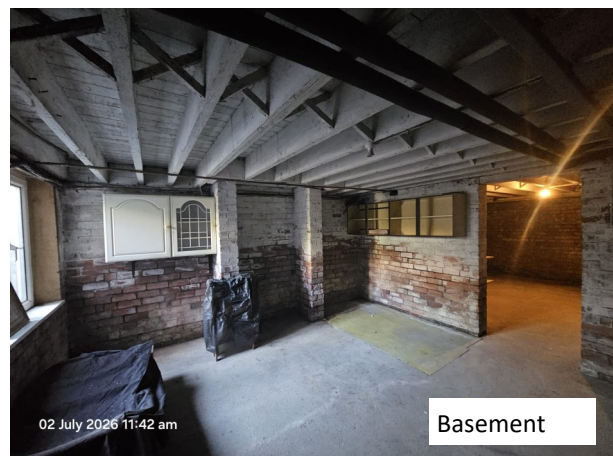
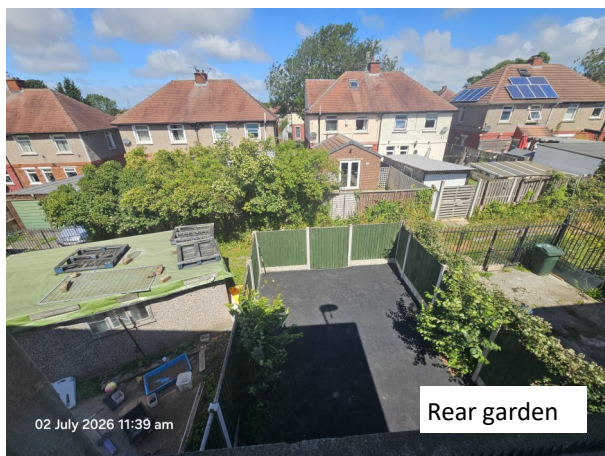
By contacting the sole agents:

Sharma Williamson

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July 2026



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