



**50 Duckworth Lane
BRADFORD
BD9 5HB**

- Rare opportunity within a highly popular parade and busy location with layby parking.
- Gd Fl of **45.9 sq m (494 sq ft)** plus useful 1st/2nd fl office, kitchen, WCs etc. and rear secure yard
- Suitable for various “Class E” uses.
- Rent: **NOW REDUCED TO £25,000 PA** from £30,000 pax
- Sale price: **£300,000**
www.sharmawilliamson.co.uk

T: 01274 759955

SITUATION

The premises occupy a busy location upon Duckworth Lane, a busy commuter route linking Bradford City Centre through to numerous residential suburbs, and forming part of a popular suburban parade in the densely populated area of Toller Lane.

Other occupiers within the parade include Sahara Pharmacy, Deli Passion, an opticians and Paddy Power betting shop, whilst Cake Box are situated directly opposite. A Morrisons Daily C-store and the Bradford Royal Infirmary hospital complex are in the locality.

The parade benefits from time restricted layby parking immediately to the front.

PROPERTY/ACCOMMODATION

The property comprises a 2 storey plus attic, mid through terraced commercial property being of stone construction and surmounted by a pitched slated roof.

The ground floor comprises a predominantly open plan sales area with trapdoor leading to basement stores. The first floor provides a front store/office, rear staff kitchen and WC, whilst the attic provides 2 sizeable store rooms.

The premises provide the following approximate dimensions and floor areas:

Gross frontage:	5.8m	19ft 1in
Net frontage:	5.2m	17ft 1in
Built depth:	10.6m	34ft 9in
	Sq. m.	Sq. ft.
Ground Floor	45.9	494
Basement not measured (taken from VOA website)	35.5	382
First Floor Front store/office, rear staff kitchen Overall	38.2	414
Rear WC	-	-
Attic Stores	33.3	358
TOTAL AREA:	152.9	1648

Outside

Gated rear yard area (potential to accommodate 2 cars).

RATING

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

Authority:	Bradford Council
Description:	Shop & Premises
Rateable Value (2026):	£11,000

Please click on the link below to obtain an estimate of the annual Business Rates payable :

<https://www.gov.uk/calculate-your-business-rates>

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).

RENT / LEASE

NOW REDUCED TO £25,000 per annum exclusive from £30,000 pax — Subject to Lease.

The 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.

APPLICATION FEE

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

SALE

Offers in the region of **£300,000** are sought for the Freehold interest—subject to contract.

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

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

VAT

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

ENERGY PERFORMANCE CERTIFICATE

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

VIEWING

By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

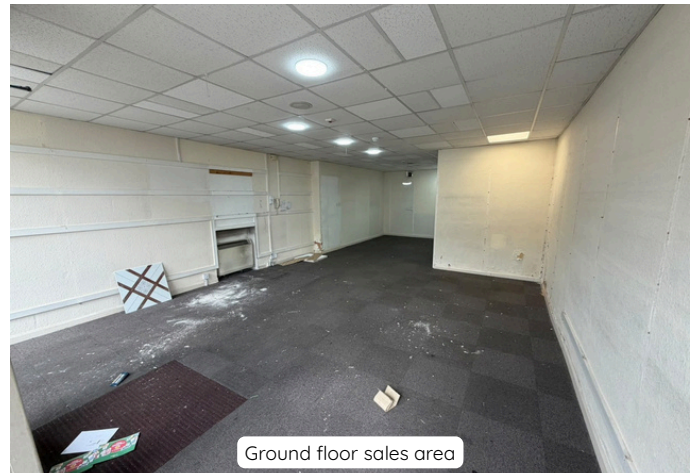
Updated: September 26

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:

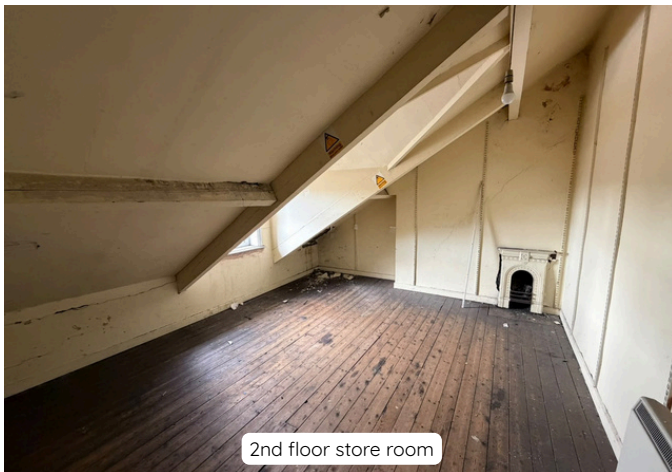
1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
3. None of the building services or service installations have been tested and are not warranted to be in working order.
4. No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.
5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).



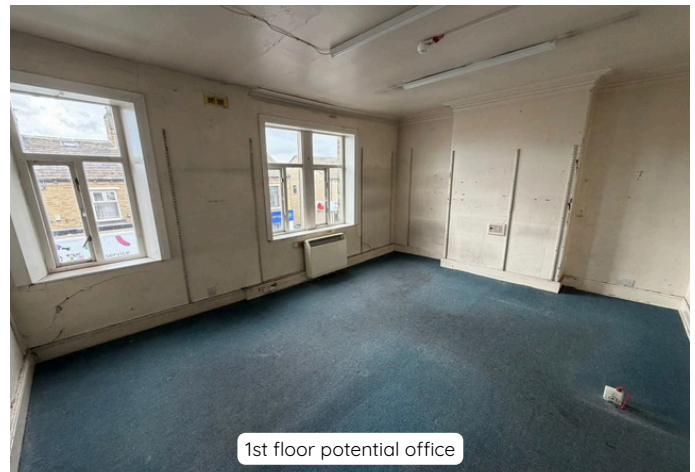
1st floor staff room



Ground floor sales area



2nd floor store room



1st floor potential office



1st floor staff kitchen



1st floor office (2)

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.
2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
3. None of the building services or service installations have been tested and are not warranted to be in working order.
4. No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.
5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).