Sharma Williamson

TO LET



712 Bradford Road
Birkenshaw
BD11 2AE

- Open plan commercial premises with ground floor of **105.2 sq m (1132 sq ft)**.
- Desirable village and High Street location.
- Car parking available.
- Suitable for various uses
- Rent: was **£25,000 pax,** now **£21,000 pa**
- **6 months at £1,200 pcm available** (subject to terms)

www.sharmawilliamson.co.uk **T: 01274 759955**

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01274 759955
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info@sharmawilliamson.co.uk

SITUATION

The property occupies a prominent high street location within central Birkenshaw surrounded by long established commercial occupiers. These include Robert Watts Estate Agents (next door), Lisa Thornton Sports Therapist, Hopkins Butchers and diagonally opposite is a new format Co-op convenience store.

Bradford Road is a busy vehicular thoroughfare connecting Bradford through to Gomersal and the Spen Valley, with ease of access to the M62 motorway network via the crossroad junction with Whitehall Rd closeby.

Birkenshaw is a popular and sought after residential suburb with quality amenities and schools closeby.

PROPERTY/ACCOMMODATION

The property comprises double fronted virtually detached building, of traditional solid stone construction surmounted by a pitched and hipped stone slated roof.

The property, being the main former Post Office is now handed over in a shell condition, benefits from a predominantly open plan configuration / layout with former rear staff kitchen and WC area—and ready for an ingoing tenant's full fit out.

The premises provide the following approximate floor areas:

	Sq. m.	Sq. ft.
Ground Floor		
Former Post Office / conveniece store	91.8	988
Former staff kitchen	6.6	71
WC (potential for alternative use)	6.8	73
TOTAL AREA	**105.2**	**1132**

Outside

Some dedicated car parking spaces (to be allocated—subject to availability).

N.B. additional office accommodation may be available at first floor level—separate property brochure available upon request.

RATING

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

Authority:	Kirklees Council
Description:	Shop & Premises
Rateable Value (2026):	£13,000

Please click on the link below to obtain an estimate of the annual Business Rates payable :
https://www.gov.uk/calculate-your-business-rates

RENT

Was **£25,000**, now reduced to **£21,000** per annum exclusive Subject to Lease.
An incentive of 6 months at £1,200 pcm may be available (subject to qualifying terms).

LEASE

The property is available to let upon a new effective full repairing (with service charge) 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 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

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

VAT

Our clients advise that VAT is not chargeable, 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
Updated: October 2026

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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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).

RICS

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Main Sales Area



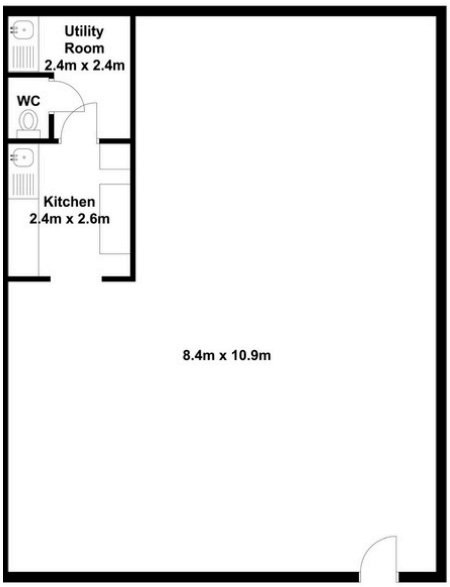
Main Sales Area 2



Rear Staff Area



Side Car Park



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RICS