Sharma Williamson

TO LET



200 (RHS Unit) & 202 (LHS Unit)
Barkerend Road
BRADFORD
BD3 9BH

- Newly developed and well configured commercial units providing ground floor of **125.5 sq m (1350 sq ft)** (200 - RHS) and **114.9 sq m (1237 sq ft)** (202 - LHS)
- Busy location fronting Barkerend Road and Otley New Road
- Suitable for various business concerns, within a **Class E** Use
- Rent: **200 (RHS)- £19,250 (+VAT) pax; 202 (LHS) - £20,000 (+VAT) pax**

www.sharmawilliamson.co.uk T: 01274 759955

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SITUATION

The properties occupy a busy and prominent corner position at the junction of Garnett Street and Barkerend Road, adjacent to the busy roundabout with Otley New Road, approximately ½ mile east of Bradford City Centre and, close to the main crossroad junction with Shipley Airedale Road (A650).

The immediate locality is mixed comprising post-war dwellings opposite and more modern housing association type residential stock diagonally opposite.

Various long established commercial occupiers are situated closeby, particularly along Garnett Street, where on street parking is generally permitted and which is more industrial / commercial in nature. These include Lubna Cash & Carry, Eastern Catering & Engineering and, Kwik Picture Framing.

PROPERTY/ACCOMMODATION

The 2 commercial units are arranged at ground floor level forming part of this new build attractive 3 storey combination stone / rendered property with 8 flats proposed over the 1st and 2nd floors.

Each ground floor unit will be handed over in a shell condition and comprising solid concreted floors, blockwork walls and fire / acoustic ceiling ready for an ingoing tenants full fit out. Each unit has WC waste points and services (including 3 phase electricity supply) to a meter point.

The commercial units comprise of the following accommodation:

	Sq. m.	Sq. ft.
200 (RHS)	125.5	1350
202 (LHS)	114.9	1237

Outside

Gated access from Garnett St leading to a secure rear car park / service yard where 2 spaces will be allocated per unit and external bin store.

RATING

The units will be assessed for rating purposes upon application.

RENT

200 (RHS): **£19,250 pax**
202 (LHS): **£20,000 pax**

Per annum exclusive Subject to Lease, plus VAT.

LEASE

The units are 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 chargeable upon the rent at the prevailing rate.

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**

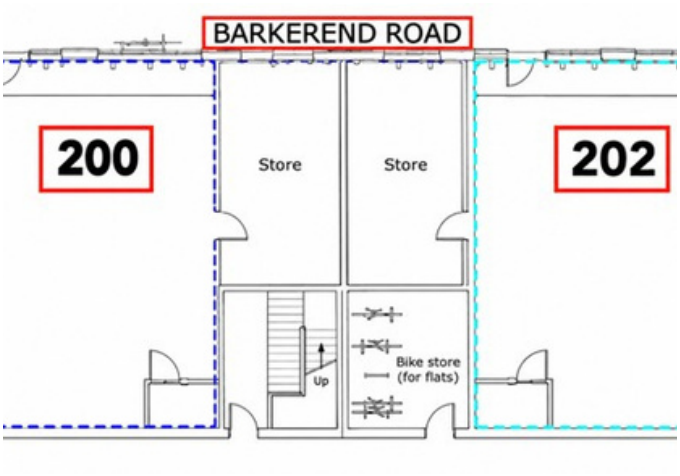
Prepared: November 2026

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.
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).

RICS

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