



**118B BRADFORD ROAD, IDLE  
BRADFORD, BD10 8TA**



**TO LET**

**Retail/Convenience Store Opportunity  
Extending to a Total of Approximately 175.31 sq. m. (1,887 sq. ft.)  
Adjacent to Websters Fish & Chip Shop  
Good On-Site Car Parking with Prominent Main Road Location**

**RENT - £25,000 Per Annum Exclusive**

# 118B BRADFORD ROAD, IDLE, BRADFORD, BD10 8TA

## LOCATION

The property is situated fronting Bradford Road, just to the south of Idle village centre in a mixed residential and industrial area. The property is close to Enterprise 5 (Wm Morrison Supermarkets Plc) but also near to the village centre itself.

The premises form part of the former Fieldhouse Garage, being immediately adjacent to Websters fish & chip shop, in a busy main road location with excellent car parking immediately to the front.

## DESCRIPTION

The property provides a total of approximately 175.31 sq. m. (1,887 sq. ft.). Immediately to the front of the property is a substantial shared car parking area.

The property has long frontage to Bradford Road.

## RATING ASSESSMENT

The property will require reassessment upon occupation for rating purposes.

The Uniform Business Rate for 2016/2017 is 49.7 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

## LEASE

The property is offered by way of a new sub-lease upon a full repairing and insuring basis, for a minimum term of 3 years. The lease will be excluded from the Security of Tenure Provisions of The Landlord & Tenant Act 1954 Part 2.

## RENT

£25,000 per annum exclusive.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

We understand that the property has not been elected for VAT and VAT will not be chargeable upon the rent.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is:-

F - 146

## VIEWING

Strictly by prior appointment with the sole letting agents:-

**Mark Brearley & Company – Tel: 01274 595999**

**Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)**

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

(April 2016 – 498B / MAJB)



**MISREPRESENTATION ACT 1967:** These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

13 Park View Court, Shipley BD18 3DZ  
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ  
Tel: 0113 3891049