



First Floor Premises - 519 Great Horton Road Bradford, BD7 4EG



TO LET (May Sell)

**Office Premises with Separate Side Entrance
Extending in Total to Approximately 92.72 sqm (998 sqft)
Ample Car Parking Immediately Adjacent to the Property**

TO LET: £12,000 Per Annum Exclusive

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LOCATION

The property occupies a prominent position, located over William Hill, fronting onto Great Horton Road, within a parade of similar predominantly retail properties which include Euro Foods, a hairdressers, café etc. The property is at the junction of Great Horton Road and Harris Court immediately adjacent to Harris Mill and a further large mill situated to the south and west. Access to the building is from Harris Court. Nearby is a substantial Tesco Supermarket with associated car park etc.

ACCOMMODATION

The property comprises ground floor entrance area accessed from Harris Court, leading to first floor offices, divided into a number of individual private offices, extending in total to approximately 92.72 square metres (998 square feet). The property has the benefit of an element of ground floor storage etc, together with a small basement.

RATING ASSESSMENT

The property will require reassessment upon occupation.

LEASE

The property is offered to let on a new full repairing and insuring lease for a term to be agreed incorporating upward only rent reviews at the end of each 3rd of the term.

RENT

£12,000 per annum exclusive (Plus VAT – if appropriate).

LEGAL COSTS

The ingoing tenant to be responsible for all legal costs incurred in the transaction.

SALE

Our clients may consider a sale of the property upon a long leasehold basis. Further information available upon application.

VAT

VAT will be charged at the prevailing rate – if applicable.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance rating for this property is:-

E - 121

VIEWING

Strictly by prior appointment with the sole agents:-

Mark Brearley & Company – Tel: 01274 595999

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Web Site: www.markbrearley.co.uk

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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.

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