



**208 High Street
Wibsey
Bradford, BD6 1QP**



TO LET

Retail Premises

**With the Benefit of A5 Planning Permission for Take-Away Use
Retail Premises Extending to a Total Floor Area of Approximately 38.28 sqm (412 sqft)
Being Partly Fitted With Security Shutter, Shop Front, Extraction Equipment Etc**

TO LET – Rental Offers in the Region of £13,000 Per Annum Exclusive

208 High Street, Wibsey, Bradford, BD6 1QP

LOCATION

The property occupies a central location in Wibsey. It fronts onto the popular High Street, in an established retail area, near to a number of well-known occupiers.

Car parking is available nearby on street.

DESCRIPTION

The property comprises a ground floor retail unit, which benefits from shop front, extraction system, boiler, central heating system, together with basement stores to the front and rear including staff WC, being fully clad for food preparation.

ACCOMMODATION

The property has the following dimensions and approximate floor areas:-

Gross Frontage	5.33 m	(17'6")
Internal Width	5.11 m	(16'9")
Shop Depth	7.11 m	(23'4")
<u>Ground Floor</u>		
Sales Area	38.28 sqm	(412 sqft)
<u>Basement</u>		
Preparation/Stores etc	25.64 sqm	(276 sqft)

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description: Shop and Premises
Rateable Value: £7,700

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 to let on a new lease upon full repairing and insuring terms, for a term to be agreed incorporating 3 yearly (upward only) rent reviews.

RENTAL

Rental offers in the region of £13,000 per annum exclusive plus VAT – if appropriate.

VAT

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

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance rating for this property is:-

D - 91

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(November 2016 – 5751 / MAJB)



MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (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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