



**455 HUDDERSFIELD ROAD
WYKE, BRADFORD, BD12 8NJ**



TO LET

**Self-Contained Retail Unit
Extending to Approximately 43.20 sq. m. (465 sq. ft.)**

RENT - £7,800 Per Annum Exclusive

455 HUDDERSFIELD ROAD, WYKE, BRADFORD, BD12 8NJ

LOCATION

The property is situated fronting onto Huddersfield Road (B6379), close to its junction with Storr Hill, and mini roundabout junction which also includes Crown Street. The immediate area is predominantly residential in nature although nearby occupiers include The Crown Public House, Go Local Extra Convenience Store, Take All Petrol Filling Station and a small convenience store.

On-street car parking is available immediately to the front of the subject property.

DESCRIPTION

The property comprises a ground floor retail unit, which has been fully refurbished to a high standard, incorporating suspended ceiling, plastered walls and aluminium shop front with electric security roller shutter.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Gross Frontage	5.49 metres	(18' 0")
Internal Width (Max.)	5.26 metres	(17' 3")
Shop Depth	8.05 metres	(26' 5")
Sales Area	43.20 sq. m.	(465 sq. ft.)

Lobby leading to:-

Toilet with WC ----

RATING ASSESSMENT

The property will need re-assessing upon occupation for Uniform Business Rates.

The Uniform Business Rate for 2017/2018 is 47.9 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 full repairing and insuring lease for a term to be agreed incorporating regular upward only rent reviews.

RENTAL

£7,800 per annum exclusive - Subject to Lease (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 the property is

D - 84

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

(March 2017 – Amended October 2017 – 5747 / 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