



**103-107 Bradford Road
Menston, West Yorkshire
LS29 6BU**



FOR SALE / TO LET

Well-presented retail premises, suitable for a variety of uses subject to planning, with large ancillary accommodation, again suitable for development purposes (subject to necessary consents). The building offers a total of 344.76 sqm (3,711 sqft) of retail, treatment rooms, storage and offices. On site car park

**PRICE: Offers in the Region of £495,000 – Subject to Contract
RENTAL: Offers in the Region of £30,000 Per Annum Exclusive**

103-107 Bradford Road, Menston, West Yorkshire, LS20 6BU

LOCATION

Menston, is situated mid-way between Guiseley and Burley in Wharfedale, approximately 8 miles north-east of Leeds and 6 miles north of Bradford City Centre. Otley is approximately 1½ miles to the east and Ilkley 4 miles to the north-west. It is a popular residential area, which also benefits from its own Station, which provides regular trains both north towards Ilkley and south to Leeds and Bradford. The property benefits from good vehicular access both to the north and south via the A65 (Bradford Road). Otley Golf Club is to the north, Bradford Golf Club is approximately a mile to the south and Leeds Bradford Airport is approximately 2 miles to the south east.

POSITION

The property occupies a prominent corner location, at the junction of Bradford (A65) and Station Road / Leathley Road, on the north eastern periphery of Menston. Nearby is American Golf, a new Sainsbury's Convenience Store and, Menston Station is approximately 300 yards to the north-east.

On street car parking is available nearby in Leathley Road.

PROPERTY

The property comprises a well-presented ground floor retail unit, currently used as a beauty salon, together with treatment rooms at upper floor level, offices, stores etc. The lower ground floor/basement level has also been predominantly converted to provide further treatment rooms and storage accommodation. Externally there is a surfaced car park.

ACCOMMODATION

The property offers the following net internal floor areas:-

Ground Floor

Sales Area	56.67 sqm	(610 sqft)
Treatment rooms/staff area etc	40.88 sqm	(440 sqft)

Basement

Treatment rooms/storage etc.	88.72 sqm	(955 sqft)
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First Floor

Treatment rooms, ancillary etc.	83.15 sqm	(895 sqft)
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Second Floor

Offices, stores etc.	75.34 sqm	(811 sqft)
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Approximate Total Net Internal Floor Area	344.76 sqm	(3,711 sqft)
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External

Forecourt area to front and rear car parking area providing total car parking for approximately 8 vehicles.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for this property is:

D - 87

PRICE

Offers in the region on £495,000 subject to contract with vacant possession.

RENTAL

Offers in the region of £30,000 per annum exclusive.

VAT

We are advised that the property is not elected for VAT.

RATING ASSESSMENT

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

Description:	Beauty Salon and Premises
Rateable Value:	£16,500

The Uniform Business Rate for 2017/2018 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.

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

(January 2017 – Amended October 2017 – 4349 / 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.

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