



**82a FENWICK DRIVE  
WOODSIDE  
BRADFORD, BD6 2RZ**



**TO LET**

**Hot Food Take-Away & Premises  
Ideally Suited for Fish & Chip Shop Use  
39.76 sq. m. (428 sq. ft.)**

**RENTAL - £4,750 Per Annum Exclusive**

# 82a FENWICK DRIVE, WOODSIDE, BRADFORD, BD6 2RZ

## LOCATION

Situated less than one mile south of Wibsey village centre and only a short distance from the A6036 Halifax Road, the property occupies a position fronting Fenwick Drive within the centre of Woodside Estate.

Alongside the property is Woodside Community Centre and it adjoins Woodside Convenience Store which trades as Premier Express. Remaining immediate users are of a residential nature.

## DESCRIPTION

The property comprises a semi-detached single storey retail unit believed to have been purpose built as a hot food take-away with principle frontage to Fenwick Drive.

Internally the property has been sub-divided to create retail/sales area with in-built serving counter and commercial kitchen to rear plus separate dry store, preparation area and WC facilities. Externally the property benefits from a small rear yard area.

## ACCOMMODATION

According to our measurement taken on site, the property offers the following net internal floor areas:-

Gross Frontage	2.95 metres	(9' 8")
Shop Depth	5.67 metres	(19' 0")

### Ground Floor

Retail/Sales Area	22.18 sq. m.	(239 sq. ft.)
Dry Store	6.23 sq. m.	(67 sq. ft.)
Preparation Area	11.35 sq. m.	(122 sq. ft.)
WC Facilities	---	---
<b>Approx. Total Net Internal Floor Area</b>	<b>39.76 sq. m.</b>	<b>(428 sq. ft.)</b>

## SERVICES

The property as a whole is understood to benefit from the provision of all main services to include gas, electric, water and mains drainage.

## RATING ASSESSMENT

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

Description:	Shop and Premises
Rateable Value:	£2,800

The Uniform Business Rate for 2017/2018 is 47.9 pence in the £. – assuming no transitional relief.

**Please Note:** given the property's current rating assessment potential tenants could benefit from 100% small business rates relief dependent on their individual circumstances.

## LEASE

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed.

## RENTAL

£4.750 per annum exclusive – paid quarterly in advance.

## VAT

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

## LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is:-

D - 97

## 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)**

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