



**1A Bradford Road  
Shipley, BD18 3PR**



**TO LET**

**Prominent Retail/Sales Office  
Benefitting from A2 Consent  
31.02 sqm (334 sqft)**

**RENTAL: £5,950 Per Annum Exclusive**

# 1A Bradford Road, Shipley, BD18 3PR

## LOCATION

The property occupies a visible and prominent position on the corner of the A650 Bradford Road and Kirkgate, immediately alongside the Ring O' Bells Public House.

The Centres of both Shipley and Saltaire are within walking distance and the area is well served by public transport. We would further make comment the property is situated directly opposite an established parade of retail units which include WM Eastell Florists, Airedale Camera Exchange, Signs by Design and Elle Hairdressing Salon.

## DESCRIPTION

The property comprises a 2-storey semi-detached building which originally formed part of the adjoining Ring O' Bells Public House but now offers self-contained accommodation across 2 levels.

Last utilised as an estate agent's office and premises, the property benefits from an A2 – financial and professional services consent, thus enabling it to be also utilised as a shop as defined under Class A1 without further planning consent being required.

Internally, the property offers office type facilities across 2 levels with the first floor benefitting from separate WC and showering facilities.

## ACCOMMODATION

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

### Ground Floor

Retail/Sales Office	16.27 sqm	(175 sqft)
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### First Floor

Office	14.75 sqm	(158 sqft)
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WC/Showering Facilities	----	----
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<b>Approximate Total Net Internal Floor Area</b>	<b>31.02 sqm</b>	<b>(334 sqft)</b>
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## SERVICES

The property is understood to benefit from the provision of all mains services with the exception of gas. Space heating is provided via a number of wall mounted electric panel heaters or similar. We would further make comment the property has previously benefitted from a CCTV system which the landlord has advised will remain in situ.

Prospective tenants are advised to make their own enquiries into the condition and suitability of these services.

## RATING ASSESSMENT

The property is currently assessed for Uniform Business Rates as follows:-

Description:	Offices and Premises
Rateable Value:	£4,050

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

£5,950 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 party's legal costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

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

E - 102

## 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)**

(November 2017 – 5970 / SPI)



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