



**122 New Line
Greengates, Bradford, BD10 0BX**



TO LET

**Prominent Retail Unit on Busy Main Road Junction
Benefitting from A2 Consent
64.45 sqm (694 sqft)**

RENTAL: £18,000 Per Annum Exclusive

122 New Line, Greengates, Bradford, BD10 0BX

LOCATION

Situated approximately 3 miles east of Shipley Town Centre in an area known as Greengates, the property occupies a prominent visible position on the crossroad junction of the A657 – New Line and the A658 – Harrogate Road. Leeds and Bradford City Centres are located approximately 9 and 3 miles away respectively.

Immediate surrounding users are predominantly of a retail nature and include Priceless Shoes, Costa Coffee, KFC plus a Sainsburys and Homebase Supermarket. Directly opposite are a number of secondary retail units plus a Farm Foods Superstore.

DESCRIPTION

Forming part of a larger building, the property comprises a single storey retail unit last utilised by Automoney. It benefits from substantial prominent frontages to both New Line and Harrogate Road and provides retail/sales areas to adjoining rooms which benefit from suspended ceilings and carpeting throughout.

ACCOMMODATION

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

Retail/Sales Area – carpeted throughout, suspended ceiling and recessed off-centre entrance door plus L-shaped reception/serving counter	25.04 sqm	(270 sqft)
Retail/Sales Area – carpeted throughout with suspended ceiling and integral lighting plus kitchenette facilities to rear	39.41 sqm	(424 sqft)
WC Facilities	----	----
Approximate Total Net Internal Floor Area	64.45 sqm	(694 sqft)

SERVICES

The property is understood to benefit from electric, water and mains drainage. Space heating is provided from a number of wall mounted electric storage heaters and hot water to WC and kitchenette facilities is provided from an electric instant hot water point.

Please Note: None of these services have been tested and prospective tenants are advised to satisfy themselves as to their condition and suitability.

OUTGOINGS

We understand the property to be assessed for Uniform Business Rates as follows:-

Address:	122 New Line, Bradford, BD10 0BX
Description:	Shop and Premises
Rateable Value:	£11,750

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.

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

£18,000 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:-

C - 51

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

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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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