



**98 HIGH STREET  
WIBSEY  
BRADFORD, BD6 1NB**



**TO LET**

**Ground Floor Retail Unit  
Last Utilised as a Physiotherapists  
Extending to 37.01 sq. m. (398 sq. ft.)  
Plus First Floor Storage**

**RENTAL - £7,500 Per Annum Exclusive**

# 98 HIGH STREET, WIBSEY, BRADFORD, BD6 1NB

## LOCATION

The property is situated on the fringe of Wibsey centre, approximately 2 miles south of Bradford City Centre. The surrounding area is generally mixed with a number of other retail users close-by including Wibsey Bargains, Wibsey Suite Centre and Glow Hair & Beauty etc.

## DESCRIPTION

The property comprises a ground floor retail unit last utilised as a physiotherapists. The ground floor benefits from staff/kitchen facilities with first floor storage and WC.

On-street car parking is available directly outside the unit.

## ACCOMMODATION

The premises provide the following approximate dimensions and approximate internal floor areas:-

Gross Frontage	4.03 metres (13' 3")
Internal Width	3.81 metres (12' 6")
Shop Depth	7.66 metres (25' 2")

### Ground Floor

Sales Area	17.23 sq. m. (185 sq. ft.)
Rear Sales	12.93 sq. m. (139 sq. ft.)
Kitchen	6.85 sq. m. (74 sq. ft.)

### First Floor

Room 1	15.70 sq. m. (169 sq. ft.)
Room 2	6.13 sq. m. (66 sq. ft.)
WC	---

### Basement

Store (approx.)	7.35 sq. m. (79 sq. ft.)
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## RATING ASSESSMENT

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

Description:	Shop & Premises
Rateable Value:	£4,350

The Uniform Business Rate for 2018/2019 is 49.3 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.

## RENTAL

£7,500 per annum exclusive

## 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:-

C - 62

## 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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**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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