



**64 High Street
Queensbury
Bradford, BD13 2PA**



TO LET

**Retail Premises
Extending to Approximately 35.15 sqm (378 sqft)**

RENTAL: £8,000 Per Annum Exclusive



**CHARTERED SURVEYORS &
COMMERCIAL PROPERTY CONSULTANTS**

64 High Street, Queensbury, Bradford, BD13 2PA

LOCATION

The property occupies a central location fronting High Street, Queensbury approximately 4 miles west of Bradford City Centre. The surrounding area is a mix of residential and commercial users with Rowlands Pharmacy directly next door and Victoria Gore Optometrist and Knightsfold Properties all close by. On-street parking is available directly outside the property.

DESCRIPTION

The property comprises a ground floor currently occupied by an estate agent, benefitting from retail accommodation, rear stores, kitchenette and WC facilities.

ACCOMMODATION

The property provides the following approximate net internal floor areas:-

Gross Frontage	4.20 m	(13'9")
Internal Width	4.03 m	(13'3")
Shop Depth	4.68 m	(15'4")

Ground Floor

Sales 18.86 sqm (203 sqft)

Rear Store 13.14 sqm (142 sqft)

Kitchen 3.15 sqm (34 sqft)

WC ----

Total Approx. Net Internal Floor Area 35.15 sqm (378 sqft)

RATING ASSESSMENT

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

Description: Shop and Premises
Rateable Value: £3,850

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 available to let on a new lease for a term to be agreed.

RENT

£8,000 per annum exclusive.

VAT

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

ENERGY PERFORMANCE CERTIFICATE

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

C - 52

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

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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