



**35 TOWNGATE
WYKE, BRADFORD
BD12 9NT**



TO LET (May Sell)

**Single Storey Retail Unit of 63.50 sqm (684 sqft)
Suitable for a Variety of Uses Subject to Planning Permission**

**RENTAL: £6,500 Per Annum Exclusive
PRICE: Offers in the Region of £75,000**

35 Towngate, Wyke, Bradford, BD12 9NT

LOCATION

The property occupies a position fronting Towngate within the heart of Wyke Village, a busy and popular residential suburb situated approximately 5 miles South of Bradford City Centre.

Surrounding properties are predominantly of a retail nature and include Wyke Post Office, the Coop and a number of public houses.

DESCRIPTION

The property comprises two adjoining units which have now been amalgamated to provide a single storey retail unit offering split level accommodation last used for retail purposes with relevant stores, WC and staff facilities.

ACCOMMODATION

The property has the following dimensions and net internal floor areas:-

Front Sales/Retail Area	11.50 sqm	(124 sqft)
Split Level Sales/Retail Area	42.30 sqm	(455 sqft)
Store	3.30 sqm	(36 sqft)
Kitchen	3.60 sqm	(39 sqft)
WC Facilities	—	—
Rear Store Cupboard	2.80 sqm	(30 sqft)
Approx. Total Net Internal Floor Area	63.50 sqm	(684 sqft)

SERVICES

We understand the property benefits from the provision of mains electric, water and drainage. No form of space heating is provided.

Please Note: None of these services have been tested and we cannot therefore comment on their condition or suitability.

OUTGOINGS

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

Description: Shop and Premises

Rateable Value: £7,200

Rates payable for 2018/2019 are 49.3 pence in the £ assuming no transitional relief.

TENURE

The property is offered to let by way of a new full repairing and insuring lease for a term of 3 years or longer. Any term in excess of 3 years will incorporate 3 yearly rent reviews.

Alternatively, the client will consider a sale of the freehold interest of this property with full vacant possession.

RENTAL

£6,500 per annum exclusive paid quarterly in advance.

PRICE

Offers in the Region of £75,000 – subject to contract.

LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs. In relation to a sale of the property, each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

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

E - 107

VAT

The price quoted is exclusive of any VAT liability – if applicable.

VIEWING

Strictly by appointment with the sole letting/selling 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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