



**10-12 PARKSIDE ROAD
WEST BOWLING
BRADFORD, BD5 8HN**



TO LET

**Prominent Corner Office/Retail Premises
Extending to Approx. 55.74 sq. m. (600 sq. ft.) at Ground Floor Level
with First Floor Offices of 42.92 sq. m. (462 sq. ft.)**

RENTAL – £12,000 Per Annum Exclusive

10-12 PARKSIDE ROAD, WEST BOWLING, BRADFORD, BD5 8HN

LOCATION

The property occupies a prominent corner location, with frontage to Parkside Road, just off Manchester Road (A641) which is one of the main arterial routes south from Bradford City Centre to the M606 motorway and beyond.

The area is densely populated, and nearby occupiers include W R Car Sales, Westfield Motors, Boots Pharmacy, Deli 29, Parkside Dental Health Centre, Parkside Motors and J R Morton Opticians. Nearby is Halfords Autocentre with access from Manchester Road and many other local retailers.

DESCRIPTION

The property comprises a prominent ground floor former retail unit, last used as a sales office and benefitting from roller security shutters, alarm system etc. The first floor was last utilised as office/workspace and is well-presented being open plan with separate toilet facilities.

ACCOMMODATION

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

Ground Floor

Sales/Office Area 55.74 sq. m. (600 sq. ft.)

First Floor

Offices 42.92 sq. m. (462 sq. ft.)

WC/Toilet --- ---

RATING ASSESSMENT

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

Description: Shop and Premises
Rateable Value: £7,500

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 incorporating regular upward only rent reviews.

RENT

£12,000 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 (EPC) for this property is:-

D - 87

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

(March 2019 – Amended April 2019 – 6313 / MAJB)



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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