



**8 Mannville Terrace  
Bradford, BD7 1BA**



**TO LET**

**Prominent Retail Premises with A5 Planning Consent  
Of Approximately 80.45 sqm (866 sqft)  
Close to Bradford University and Bradford College**

**RENTAL: £14,000 Per Annum Exclusive**

# 8 Mannville Terrace, Bradford, BD7 1BA

## LOCATION

The subject property is located on Mannville Terrace, just off Great Horton Road on the periphery of Bradford City Centre. The property is situated within the heart of the established student area with Bradford University and Bradford College both close-by.

The surrounding area is generally mixed with a number of student dwellings, retailers and take-away/café's nearby.

Occupiers in the immediate area include Fortune Oriental Food Store, Just Coffee, Greggs etc.

## ACCOMMODATION

The subject property consists of a ground floor retail unit with the benefit of A5 (hot food take-away) planning consent which last traded as Tonys Parmesan House. The property currently offers retail/seating space, former kitchen, rear preparation area and WC facilities.

Externally, the property benefits from electric roller shutter security doors and also disabled access ramp.

According to our measurements taken on site, the property benefits from the following dimensions and net internal areas:-

Internal Width	6.45m	(21'2")
Shop Depth	10.54m	(34'7")
<u>Ground Floor</u>		
Seating/Sales, Former Kitchen etc.	61.59 sqm	(663 sqft)
Rear Preparation Area	18.86 sqm	(203 sqft)
WC's	----	----
<b>Total Approx. Net Internal Floor Area</b>	<b>80.45 sqm</b>	<b>(866 sqft)</b>

## SERVICES

We understand the property benefits from all mains services to include electric, water and gas. In addition, the property benefits from an existing extraction system, although any potential tenant will be required to check its suitability for their proposed use.

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

## RATING ASSESSMENT

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

Description: Shop and Premises  
Rateable Value: £11,250

The Uniform Business Rate for 2019/2020 is 50.4 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 lease for a term to be agreed incorporating 3 yearly upward only rent reviews.

## RENTAL

£14,000 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 Certificate (EPC) rating for the property is:-

D - 89

## 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)**

(October 2019 – 5456 / CJM)



**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.

13 Park View Court, Shipley BD18 3DZ  
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ  
Tel: 0113 3891049