



**1470 LEEDS ROAD
BRADFORD, BD3 7AA**



TO LET

**Café/Sandwich Shop Premises
Extending to 22.30 sq. m. (240 sq. ft.)
With Rear Preparation Area of 17.24 sq. m. (186 sq. ft.)
And Basement Storage**

RENT – £7,250 Per Annum Exclusive

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LOCATION

The property occupies a visible and busy main road location, fronting onto Leeds Road, close to its junction with Thornbury Roundabout and near to the Odeon Lux development with associated Costa Coffee and KFC Drive-Thru. Nearby is the Aagrah Pudsey, McDonalds Drive-Thru, B&Q and Bradford Plaza.

DESCRIPTION

The property comprises a small ground floor coffee unit, currently trading as The Cosy Cuppa, providing a front sales area, rear preparation/kitchen area, toilet facilities and large basement store. To the front is a "forecourt" for car parking.

ACCOMMODATION

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

Gross Frontage	5.49 m	(18' 0")
Internal Width	5.05 m	(16' 7")
Shop Depth	4.42 m	(14' 6")
Front Sales Area	21.30 sq. m.	(240 sq. ft.)
Rear Prep Area	17.24 sq. m.	(186 sq. ft.)
Lobby/Store	3.82 sq. m.	(41 sq. ft.)
Toilet	---	---

Basement

3 x Store Area 46.17 sq. m. (497 sq. ft.)

External

Car parking to front on the forecourt for customers.

RATING ASSESSMENT

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

Description: Shop and Premises
Rateable Value: £4,500

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 full repairing and insuring lease for a term to be agreed incorporating regular upward only rent reviews.

RENT

£7,250 per annum exclusive (Plus VAT – if appropriate)

VAT

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

LEGAL COSTS

The ingoing tenant to be responsible for all reasonable legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for the property is:-

C - 68

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

(November 2019 – 6531 / 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.

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

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