



**5/7 Folly Hall Road
Wibsey
Bradford, BD6 1UL**



TO LET

**Office/Retail Premises Providing Ground Floor Accommodation
of Approximately 53.60 sqm (577 sqft) with Additional Ancillary Accommodation at
Ground Floor Level and First Floor Offices of 44.13 sqm (475 sqft)
Extensive Rear Car Parking Facilities**

RENT: £16,000 Per Annum Exclusive

5/7 Folly Hall Road, Wibsey, Bradford, BD6 1UL

LOCATION

The property is situated in a prominent and visible location, at the Centre of Wibsey Village, approximately 2 miles south-west of Bradford City Centre and approximately 1 mile due west of the Staithegate Junction of the M606 Motorway where it adjoins Bradford Outer Ring Road. The surrounding area is mixed being residential and commercial in nature and, the property is more specifically situated at the junction of Folly Hall Road and Fair Road in a prominent and central position.

Nearby occupiers in the immediate vicinity include The Cooperative Convenience Store, Santander, Wibsey Cycle Centre, Fair Road Launderette and The Ancient Foresters Public House.

DESCRIPTION

The property comprises a stone built 2-storey building, having a sales office (last used as an estate agents) at ground floor level with first floor office/storage accommodation being potentially suitable for residential purposes – subject to planning permission. The property also includes a single storey extension to the rear providing additional office accommodation and staff area and, includes a large yard/car parking area accessed to the rear from Oakroyd Road.

ACCOMMODATION

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

Ground Floor

Sales Offices/Retail	53.60 sqm	(577 sqft)
Rear Offices/Staff Area	22.20 sqm	(239 sqft)

First Floor

Office Accommodation	44.13 sqm	(475 sqft)
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External

Large rear car parking area

RATING ASSESSMENT

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

Description:	Shop and Premises
Rateable Value:	£9,100

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

£16,000 per annum subject to lease plus VAT – if appropriate

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

An Energy Performance Certificate (EPC) has been commissioned.

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 – 1058B / 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