



**Newton House – Newton Way  
Baildon, Shipley, BD17 5NH**



**TO LET**

**Children's Day Nursery and Premises  
With On-Site Parking  
Suitable for Alternative Uses – Subject to Planning  
216.59 sqm (2,331 sqft)**

**RENTAL: £38,000 Per Annum Exclusive**

# Newton House – Newton Way, Baildon, Shipley, BD17 5NH

## LOCATION

The property occupies a prominent and visible position with frontage to and access from Newton Way within Baildon Centre.

All essential amenities are within walking distance and a number of bus routes pass within close proximity giving good access to Shipley and beyond.

## DESCRIPTION

Occupying a site of approximately 0.075 hectares (0.184 acres) or thereabouts, the property was originally constructed as a doctors surgery but more recently has been significantly adapted internally and utilised as a children's day nursery.

Internally, the property offers principal accommodation across 2-levels which have been designed in such a way to allow independent occupation of ground and first floors. The property further benefits from tarmacadam surfaced off-road car parking plus associated play areas.

## ACCOMMODATION

According to our measurements taken on site, the property offers the following internal floor areas:-

### Ground Floor

Entrance Hallway/Vestibule leading to:

Plant Room	2.15 sqm	(23 sqft)
Store/Office	8.15 sqm	(88 sqft)
Toddler Room	63.19 sqm	(680 sqft)
WC Facilities	---	---
Reception/Waiting Area	13.91 sqm	(150 sqft)
Baby Room	46.81 sqm	(504 sqft)
Fully Fitted Kitchen	13.60 sqm	(146 sqft)

Separate Entrance Hallway leading to:

### First Floor

Office	11.33 sqm	(122 sqft)
Staff Room/Kitchen	13.66 sqm	(147 sqft)
WC Facilities	---	---
Store Room	2.75 sqm	(30 sqft)
Nursery	41.04 sqm	(442 sqft)
WC Facilities	---	---

**Approx. Total Net Internal Floor Area**      **216.59 sqm**      **(2,331 sqft)**

## SERVICES

The property benefits from the provision of all mains services to include gas, electric, water and mains drainage with independent central heating boilers and pressed steel radiators serving ground and first floor levels.

**Please Note:** None of these services have been tested.

## TERM

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

## RENTAL

£38,000 per annum exclusive paid quarterly in advance.

## VAT

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

## ENERGY PERFORMANCE CERTIFICATE

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

C - 67

## RATING ASSESSMENT

The property is currently assessed for Uniform Business Rates as follows:-

Description: Day Nursery and Premises  
Rateable Value: £24,750

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.

## LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in the transaction.

## 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)**

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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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