



**11 Westgate
Baildon BD17 5EH**



TO LET

**Well Located Retail Premises
Extending to Approx. 41.25 sqm (444 sqft)
with Ancillary of 13.75 sqm (148 sqft)
Centrally situated in Baildon Village Centre
With on-street car parking to the front**

RENTAL – £12,000 PA Excl

11 Westgate, Baildon BD17 5EH

LOCATION

Situated within Baildon Village Centre, the property occupies a position fronting Westgate in a mixed commercial and residential area. Nearby occupiers include Bulls Head PH, Curves, Dacre Son & Hartley, Hermes Parcels, Holroyds Estate Agents etc

All essential amenities are within walking distance and a number of bus routes pass within close proximity giving good access to Shipley and beyond. Onstreet car parking is available to the front of the property.

DESCRIPTION

The property comprises a ground floor retail unit, with substantial frontage, and rear ancillary and WC accommodation.

ACCOMMODATION

The premises provide the following approximate dimensions and net internal floor areas:-

Gross Frontage	25'6"	(7.77 m)
Internal Width	24'2"	(7.37 m)
Shop Depth	19'6"	(5.94 m)

Ground Floor

Retail	41.25 sqm.	(444 sqft.)
Ancillary	13.75 sqm.	(148 sqft.)

RATING ASSESSMENT

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

Description:	Shop & Premises
Rateable Value:	£9,500

The Uniform Business Rate for 2020/2021 is 50.3 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.

RENTAL

£12,000 PA Excl. Subject to Lease

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.

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 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

(July 2020 – 6637 / 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