



**146A Sunbridge Road
Bradford, BD1 2HA**



TO LET

**First & Second Floor Self-Contained Office Accommodation
Of Approx. 74.75 sqm (805 sqft)**

RENTAL: £100 Per Week Exclusive

146A Sunbridge Road, Bradford, BD1 2HA

LOCATION

Situated on the fringe of Bradford City Centre, the property occupies a prominent and visible position fronting Sunbridge Road, close to its traffic light junction with Grattan Road in a mixed commercial user area.

DESCRIPTION

With independent access from Sunbridge Road the property comprises the first and second floors of an attractive detached three storey office building the ground floor being currently occupied.

ACCOMMODATION

According to our measurements taken on site, the property offers the following accommodation:-

Ground Floor

Separate entrance plus hallway leading to:

First Floor

Ladies & Gents WC facilities ----

Offices with separate side entrance 36.16 sqm (389 sqft)

Second Floor

Kitchenette 3.89 sqm (43 sqft)

Open plan offices 34.70 sqm (374 sqft)

Total Net Internal Floor Area 74.75 sqm (805 sqft)

SERVICES

The property benefits from the provision of all mains services with the exception of gas. Space heating is provided by means of a number of independent electric wall heaters.

Please Note: None of these services have been tested and prospective tenants are asked to make their own enquiries as to their condition and suitability.

RATING ASSESSMENT

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

Description: Offices and Premises
Rateable Value: £3,550

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.

LEASE

The property is available to let upon a new full repairing and insuring lease for a term to be agreed incorporating three yearly upward only rent reviews.

RENTAL

£100 per week exclusive – subject to contract.

VAT

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

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

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

E - 125

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

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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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