



**104 BEACON ROAD
BRADFORD
BD6 3EU**



TO LET

**Grade II Listed Retail Premises
Extending to 45.98 sq. m. (495 sq. ft.)
Over Ground & First Floors**

RENTAL - £6,500 Per Annum Exclusive

104 BEACON ROAD BRADFORD, BD6 3EU

LOCATION

The premises are situated on Beacon Road, within close proximity to its roundabout junction with Moore Avenue, St Enoch's Road, Fair Road, St Helena Road and Wibsey park Avenue. St Enoch's Road leads to Bradford City Centre via Little Horton Lane which is situated approximately 2-miles north-east of the property.

DESCRIPTION

The property comprises an end of terrace property providing ground and first floor accommodation consisting of retail area at ground floor level and store/kitchen/preparation area at first floor level.

To the rear is a yard area and garage.

ACCOMMODATION

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

Ground Floor

Sales Area	23.41 sq. m. (252 sq. ft.)
Store	1.39 sq. m. (15 sq. ft.)

First Floor

Store/Kitchen/Preparation Area	21.18 sq. m. (228 sq. ft.)
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Approximate Total Net Internal Floor Area

45.98 sq. m. (495 sq. ft.)

External

Rear yard area and garage.

SERVICES

The property benefits from the provision of mains electric, water and drainage.

Please Note: None of these services have been tested and prospective tenants are advised to satisfy themselves as to their condition and type.

OUTGOINGS

We understand the property to be assessed for Uniform Business Rates as follows:-

Description:	Shop and Premises
Rateable Value:	£3,000

The Uniform Business Rate for 2023/2024 is 51.2 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.

TERMS

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed. Any term in excess of 3 years will incorporate regular upward only rent reviews.

RENTAL

£6,500 per annum exclusive. Subject to Lease.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

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

C - 60

VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful tenant.

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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