



**9 INSTITUTE ROAD, ECCLESHILL
BRADFORD, BD2 2HY**



TO LET

Former Dental Surgery, providing a total net internal floor area of approx. 97.92 sqm (1,054 sqft), extending over ground, first and second floor levels, with small basement store, and rear yard area.

RENTAL - £10,000 PA Excl.

9 INSTITUTE ROAD, BRADFORD, BD2 2NY

LOCATION

The property occupies a corner location, at the junction of Institute Road, and Mount Avenue, just off Stony Lane/Stone Hall Road, in the centre of Eccleshill village, approx. 2 miles north-east of Bradford City Centre

The property forms part of a parade of similar retail units, which include Robertsons Chemist, and Eccleshill Balti. Nearby occupiers also include Select Convenience/Bargain Booze, Pizza Heart, Eccleshill Working Men's Club, and Tom's Carpets.

The surrounding area is predominantly densely populated residential in nature.

DESCRIPTION

The property comprises a former dental surgery, suitable for a variety of alternative uses, subject to planning permission – if required. The ground floor provides a reception area, former surgery, and preparation room/store.

There is a small basement store beneath part of the property. The first and second floors, provide three further surgeries, staff, accommodation, office and store.

To the rear is a small yard area.

ACCOMMODATION

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

Ground Floor

Reception, Store etc	17.47 sqm	(188 sqft)
Ancillary	21.27 sqm	(229 sqft)

Basement

Store	---	---
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First Floor

Former Surgeries etc	40.78 sqm	(439 sqft)
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Second Floor

Ancillary	18.39 sqm	(198 sqft)
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Total Net Int. Floor Area (Approx) 97.92 sqm (1,054 sqft)

RATING ASSESSMENT

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

Description:	Surgery & Premises
Rateable Value:	£8,400

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.

RENTAL

£10,000 PA Excl, Subject to Lease

TERMS

The property is offered to let on a new lease for a terms to be agreed on fully repairing and insuring terms, The lease will be subject to 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 (EPC) has been commissioned.

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

(December 2022/Amended April 2024 – 6996 / 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.

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