



WHETLEY MILLS

1240 Leeds Road, Bradford, BD3 8LG



FOR RENT

LEASE AGREED

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 herself as to their accuracy by his or her own investigation before entering into any contract. No liability is accepted by Whetley Mills Ltd for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

Whetley Mills Ltd, Thornton Road, Bradford BD8 8LQ

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Registered in England & Wales No. 04388165



WHETLEY MILLS

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LOCATION

Situated approximately 2 miles West of Bradford City Centre, the property occupies a prominent position fronting the A647 Leeds Road, close to its junction with the A6177 Killinghall Road.

The property is situated within a parade of retail units with nearby occupiers including Barbara's Flower Shop, Hair & Beauty, William Hill Bookmakers and Alba Tyres.

DESCRIPTION

The property comprises part of a mid through terrace and consists of a ground floor retail unit with separate office/storage. To the first and second floors there is a two bed roomed flat providing residential accommodation.

ACCOMMODATION

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

Gross Internal Frontage 4.42 m (14'6")

Shop Depth 4.65 m (15'3")

Ground Floor

Retail/Sales Area 20.55 sqm (221 sqft)

Store/Office 17.85 sqm (192 sqft)

Kitchen 4.94 sqm (53 sqft)

Basement

Store 38.57 sqm (415 sqft)

First Floor - Living Accommodation

Living Room 19.94 sqm (215 sqft)

Store/Bedroom 8.69 sqm (94 sqft)

Bathroom — —

Second Floor

Bedroom One 16.63 sqm (179 sqft)

Bedroom Two 16.18 sqm (174 sqft)

RATING ASSESSMENT

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

Description: Shop and Premises

Rateable Value: £1,675

Rates Payable (2009/20010): £812

RENT

Whole building £14,500 PAX

Ground floor/basement only £10,000 PAX

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 Authority as to the current rates liability.

PRICE

£235,000 Subject to Contract for the freehold interest.

VAT

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

LEGAL COSTS

The ingoing tenant to be responsible for both parties legal costs.

VIEWINGS

Strictly by prior appointment with Whetley Mills Ltd

Whetley Mills Ltd – Tel: 01274 549969

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www.whetleymills.co.uk

(UL June/Nov 09)



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