

TO LET

Open-plan modern retail unit in Bradford fronting onto main road (A658)

461 sq ft (42.8 sq m) sales + 341 sq ft (31.7 sq m) 1st floor storage

455 OTLEY ROAD, BRADFORD BD2 4QF



Sales Office / Retail Shop: To Let

Self-contained open-plan /retail unit/ sales office at the end of a parade with nearby parking. No business rates to pay for qualifying Small Businesses! Private car park for Parade to rear.

Undercliffe, North Bradford Location

Otley Road is a very busy arterial route taking traffic from the City Centre towards Eccleshill, Greengates, Apperley Bridge and the Airport

Commercial Property Summary

- > uPVC shop front into sales area with modular lighting. Toilet to rear
- > ancillary first floor storage via steps
- > Fire exit to the rear

Lease

The Premises are offered to let by way of a new lease for a term of five years. Any lease will be on full repairing and insuring terms incorporating periodic rent reviews.

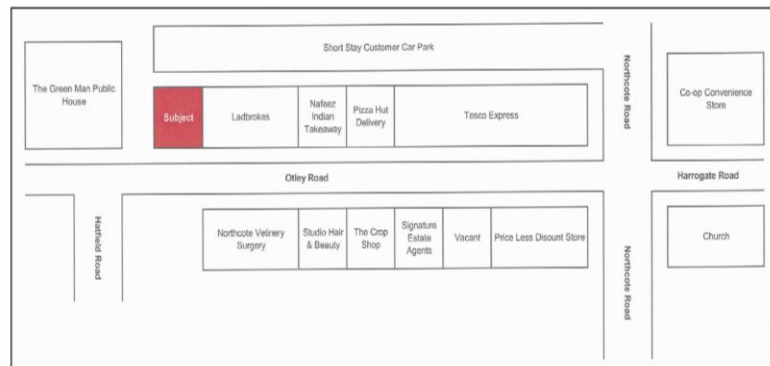
Rental

Commencing rental £9,500 p.a. Payable three monthly in advance. All rents quoted exclusive of business rates/ other utilities.

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Business Rates

The Premises are rated as follows: shop and premises RV5700. Qualifying Small Businesses will pay no rates on these Premises.



Legal Costs Each party to pay their own costs in drawing up the lease.

Commercial Energy Performance Certificate The Premises are graded G/190. Further details upon request.

VAT All rents are quoted exclusive of Value Added Tax which **is** payable for these Premises.

Viewing **Strictly by appointment with the Joint Agents**

Andrew Idle Associates

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All rents and prices quoted should be taken to be excluding any Value Added Tax (VAT) payable
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