

Kiosk Unit To Let 14.66 sq.m/158 sq/ft



- Commercial premises in a prominent/busy neighbourhood position
- Fronting busy main traffic route with roadside parking
- Suitable for a variety of uses/occupations (subject to planning – if required)
- Affordable unit available immediately on a new lease.
- Rent £4,000 pa exclusive

10A Cottingley Road, Sandy Lane, Bradford,
BD15 9JP

First Floor, 35 The Grove, Ilkley, LS29 9NJ
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Location & Description

Presently occupied as a beauty treatment room, the property comprises a compact lock-up commercial unit - a single room with small store to rear (no WC facility) – in total extending to approx 14.66 sq.m (158 sq.ft).

The unit fronts the main Allerton – Cottingley road just off the Sandy Lane junction (B6144 Cullingworth – Bradford route – Haworth Road), adjoining the long established Victoria public house, and close to a number of other 'neighbourhood' units/traders.

With good roadside parking opportunity adjoining, the premises offer affordable accommodation ideal for a variety of uses/occupations (subject to planning - if required).

Accommodation

The premises comprise a single ground floor room 3.75 x 3.50 m overall (both maximum dimensions) approached via a single step from the forecourt area, having timber entrance door with glazed panels (signage opportunity over) and large display window. Two store areas at the rear – 2.00 x 1.15m and 1.55 x 0.90m. **NOTE There is no WC facility within the premises.**

FLOOR AREA	Sq.m	Sq.ft
Front Sales	12.40	134
Storage	2.26	24
Total Net	14.66	158

EPC

E (114)

Lease/Rent

The premises are available by way of a new tenant internal repairing and insuring lease - term by negotiation. Rent £4000 pa exclusive. Vat applicable.

The lease will exclude the provisions of the Landlord & Tenant Act 1954 (provisions for security of tenure – ie no automatic right of renewal at the end of the agreed term).

Rateable Value

Rateable Value £2025. NOTE: Qualifying occupiers should benefit from Small Business Rate Relief (presently resulting in a NIL rate liability 2022-23). Interested parties should confirm with Bradford MDC 01274 437744.

Viewing

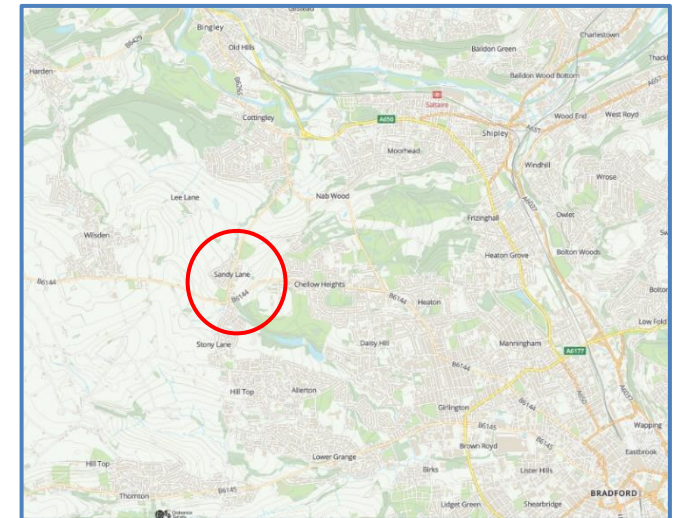
Strictly by arrangement with the sole agents: -

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