

## TO LET

**2 Tyersal Road  
Bradford  
BD4 8ET**

- GROUND FLOOR RETAIL UNIT
- BUSY SHOPPING PARADE
- 460.37 SQ FT (42.77 SQ M)
- ON-SITE PARKING
- SUITABLE FOR A VARIETY OF USES (STPP)



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- GROUND FLOOR RETAIL UNIT
- BUSY SHOPPING PARADE
- 460 SQ FT (42.77 SQ M)
- ON-SITE PARKING AVAILABLE

## Location

The property forms part of a parade of shops located on the junction of Tyersal Road and Tyersal View, approximately 2 miles to the East of Bradford City Centre. The surrounding area is predominantly residential, resulting in high levels of footfall within the immediate vicinity of the property.

## Description

The property comprises a self-contained Ground Floor retail premises within a large stone-built terrace building under a pitched tiled roof.

The retail space comprises an open reception area with the majority of retail space being partitioned into multiple treatment rooms with W/C facilities available to the rear of the unit.

Internally, the property benefits from a glazed frontage with an electronic security shutter, carpeted floor, LED lighting and air conditioning and a 3-phase power supply.

The property also benefits from ample on-site car parking for staff and customers.

## Accommodation

The approximate gross internal floor areas of the property are as follows:

	Sq M	Sq Ft
Ground Floor	42.77	469.37
<b>Totals</b>	<b>42.77</b>	<b>469.37</b>

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

## Outgoings

Under the 2023 Rating List the property has an entry as 'Office and premises with a rateable value of £4,600.

## EPC

The property has an EPC rating of B (41)



## Terms

The property is available to let by way of a new lease to be drawn up on full repairing and insuring terms.

## Rent

**£8,000 per annum**

## Viewing

For further information and viewing arrangements, please contact:

## Fortune Nguwo

Direct Line: 0113 848 0000

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May-24



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