

PROMINENT SHOP TO LET/FOR SALE



460/460A KILLINGHALL ROAD, BRADFORD, BD2 4SL

LOCATION

The shop forms part of a retail parade occupying a prominent corner location between Killinghall Road and Harrogate Road/A658, the main arterial route connecting Bradford with Harrogate and Knaresborough.

There is a healthy mix of both national and independent occupiers close by including Londis, Tesco Express, Subway, Evergreen Floral Art and Undercliffe Fisheries.

DESCRIPTION

The property comprises a corner terrace, two storey brick built shop under a pitched profile slate roof.

The shop offers ground floor sales area with rear storage and basement staff and storage facilities.

Internally, the shop benefits from gas central heating, internal shutters, basement kitchenette and a generous frontage.

The first floor, which benefits from separate access from the rear courtyard, provides a potential residential development opportunity for the creation of 2 flats.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

GF Sales	77.32 sq.m	832 sq.ft
GF Storage	12.16 sq.m	131 sq.ft
Basement Kitchen	9.71 sq.m	105 sq.ft
Basement Storage	22.44 sq.m	242 sq.ft

RENTAL

The retail unit comprising the ground floor and basement is available by way of a new effective fully repairing and insuring lease for a term of years to be agreed at a rent of **£12,500 per annum exclusive**.

PRICE

Alternatively the whole property is available on a freehold basis at offers in the region of **£199,900**.

ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment

RATES

We understand the property is assessed as follows:-

Rateable Value £7,900

Interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING

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Subject to Contract
Nov 23

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.