

TO LET

54, Otley Road, Baildon, BD17 7HH



**Prominent Retail Unit & Premises
Located within Established Parade
52.80 Sq.Mtrs (568 Sq.ft)**

KEY FEATURES

- Prominent position within an established parade of retail units.
- Eligible for small business rates relief
- Suitable for alternative uses subject to PP.
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**Rental
£12,840
Per Annum**

Description

The property occupies a position within an established parade of retail units fronting the A6038 Otley Road in area of Baildon known as Woodbottom. Other occupiers within the parade include Crusty's Sandwich shop, China Star takeaway, Hopes Newsagents and the café Break.

Offering accommodation across a single level the unit was last utilised as a ladies' hairdressing salon and benefits from a double glazed UPVC shop front with recessed central doorway. Internally it provides modern open plan facilities with natural tiled floor and recessed downlighting plus kitchenette and w/c facilities.

Accommodation

Retail/Salon	47.68 .sq m.	(513sq. ft)
Kitchenette/Staff	5.12 sq.m.	(55 sq. ft)
W/C Facilities	-	-
Total Net Internal Floor Area	52.80 sq. m.	(568 sq. ft)

Rating Assessment

The property is assessed for uniform business rates as follows:

Description – Shop & Premises
Rateable Value £6,900

Services

The property benefits from the provision of mains electric, water, and drainage.

Terms

The property is offered to let on a new full repairing & insuring lease for a term of three-years or longer.

Rental

£1,070 per calendar month exclusive, paid monthly in advance.

Legal Costs

Each party will be responsible for their own legal costs.

Energy Performance Certificate (EPC)

The property has an EPC rating of C-52

VAT

The price quoted is exclusive of any VAT liability – If applicable

Viewing

For further information, and viewing arrangements please contact
Email- stuart@woodheads.co.uk Tel - 01274-530570