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# TO LET

'Hot Food' Takeaway with Parking  
508 sqft (47 sqm)



**GUIDE RENT - £15,000 PER ANNUM EXCLUSIVE**

- **Central location within the village, having good access to all local amenities**
- **Private parking**
- **No Business Rates to pay – subject to qualification**
- **Lease incentives to include rent free periods maybe available – please speak to the agents**
- **A business opportunity not to be missed**

**103 MAIN STREET, WILSDEN, BRADFORD, BD15 0DZ**

# 103 MAIN STREET, WILSDEN, BRADFORD, BD15 0DZ

## Location

The subject property is prominently situated on Wilsden's busy main street in the heart of this ever popular village. All local amenities are immediately accessible and good links exist between Wilsden and the larger centers of both Keighley and Bradford.

## Description

Ground floor established 'takeaway' premises with private parking

## Accommodation

### Internal

### Ground Floor

Takeaway premises to include;

Waiting area and serving counter  
Preparation area and kitchen  
Toilet facility

Gross Internal Floor Area  
508 sqft            47 sqm

### External

Private parking for 4 cars. On street parking is also available.

## Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Shop & Premises  
Rateable Value: £6,600  
Uniform Business Rate for 2023/2024: £0.499

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as the current rates liability.

\*\*Small business rate relief may be available to some occupiers. Further enquires should be directed to Bradford Council 01274 437744

## Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

## Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: [planning.enquiries@bradford.gov.uk](mailto:planning.enquiries@bradford.gov.uk)

## Terms

The property is available to let for a period of years to be agreed.

## Guide Rent

£15,000 per annum exclusive

**Lease incentives to include rent free periods may be available – please speak to the agents.**

## Fixtures & Fittings

The premises are equipped with a range of equipment to include pizza ovens, fryers and fridge freezers. The full range of equipment can be purchased – please speak to the agents.

## VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/5907-9909-4698-6149-4757>

## Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

## Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

## Further Information

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