

Bradford Office

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Little Germany
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BD1 5BD
01274 398729

Ilkley Office

The Estate Office
10 Castle Yard
Ilkley
LS29 9DT
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Keighley Office

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Workshop Unit
900 sqft (84 sqm)



COMMENCING RENT - £9,500 PER ANNUM EXCLUSIVE

- **Two bay accommodation**
- **3 phase electricity**
- **Parking to the front**
- **Immediately available**
- **No business rates to pay – subject to qualification**

**THACKLEY OLD ROAD, SHIPLEY
WEST YORKSHIRE, BD18 1DD**

THACKLEY OLD ROAD, SHIPLEY WEST YORKSHIRE, BD18 1DD

Location

The property is situated at Thackley Old Road immediately off Leeds Road (A657) and on the north eastern fringe of Shipley.

Bradford City Centre is readily accessible a little over 3 miles to the south.

Description

The property comprises single storey accommodation incorporating a principal workshop bay with roller shutter access door. There is a wc facility off. A second interconnecting bay is similarly accessible via a roller shutter access door. There is a small store room off.

Externally there is immediate parking to the front.

Accommodation

Bay 1 575 sqft 53.41 sqm

Bay 2 266 sqft 24.71 sqm

Store 59 sqft 5.48 sqm

External

Car parking to the front

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: Vehicle repair workshop & premises
Rateable Value: £5,700
Uniform Business Rate for 2023/2024: £0.480

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

Mains electricity (3 phase) is installed along with water and drainage. We recommend that prospective tenants make their own enquires and satisfy themselves with regards to the 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

Terms

The property is available to let for a period of years to be agreed. Terms will be full repairing and insuring.

Commencing Rent

£9,500 per annum exclusive

VAT

There is no VAT payable.

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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Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.

