

TO LET

Piece Warehouse Black Dyke Mills

Queensbury
Bradford
BD13 1QA

- Retail showroom
- 158 & 436m² (1,700 & 4,694 sq ft)
- On site car parking
- Prominent main road position



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Location

The property forms part of the Black Dyke Mills complex accessed off the Main A647 Bradford Road and overlooking the traffic light inter-section within Queensbury Village centre, approximately 4 miles to the West of Bradford City Centre.

The buildings have prominent aspect to High Street and the Main A644 Brighouse Road situated close to the newly built Tesco Express store, benefiting from substantial customer footfall.

Description

The available retail units comprise the ground floor of a larger imposing 2-storey character Period Mill building. Internally the premises benefit from predominantly open plan retail showroom accommodation, having excellent natural light through high Victorian display windows together with high ceiling eaves suiting bulky goods retail and complimentary sales.

Externally there is private car parking for approximately 20 vehicles directly outside the property.

Accommodation

Consideration may be given to a sub-division of the larger unit into two smaller retail units, if required.

The total approximate net internal floor areas are:		
Unit 1 Total Approximate NIA	158m ²	1,700 sq ft
Unit 2 Total Approximate NIA	436.11m ²	4,694 sq ft
NB: All floor areas have been measured in metric units and converted to the nearest imperial equivalent.		

Business Rates

The property has the following entry under the Non Domestic Rating List (2010) for the Billing Authority of Bradford:

Unit 1: To be re-assessed.

Unit 2: Rateable Value – £33,500

The rate payable in the Pound for the Year 2011/2012 is 43.3p.

Planning Permission

We are advised the property benefits from Planning Consent for Retail and Convenience store. We consider that the property is suitable for the sale of bulky goods to include furniture, white goods, electrical and also Restaurant Use subject to relevant Planning Consent.

Rental

£8.00 per sq ft per annum exclusive

Terms

The property is available To Let by way of a new Full Repairing & Insuring Lease for a period of years to be agreed. Leases in excess of 3 years in length will incorporate a 3 yearly Rent Review Pattern.

Service Charge

A service charge will be payable in respect of the common parts of which further information is available on request to the joint letting agents.

VAT

The rental quoted is exclusive of any VAT the Landlord may choose or have a duty to impose.

Legal Costs

The incoming tenant will be responsible for the Landlord's legal costs incurred in the preparation of the Draft Lease and its Counterpart.

Viewing

For further information and viewing arrangements please contact the Joint Letting Agents:

Ryan Barker

Direct Line: 01422 430024

E-mail: ryan.barker@walkersingleton.co.uk

Or

Mark Brearley & Company

Tel: 01274 595999

E-mail: enquiries@markbrearley.co.uk

WalkerSingleton
Chartered Surveyors

Property House, Lister Lane, Halifax, HX1 5AS

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