



TO LET

PROMINENT RETAIL UNIT

817 Sq Ft (75.9 Sq M)

- ◆ Adjacent to McColl's food store
- ◆ On-site Parking
- ◆ Potential for many uses (subject to consents)



147, Allerton Road
Bradford, BD15 7AB

LOCATION

The property is located on Allerton Road close to its junction with Pearson Lane, approximately 2½ miles north-west of Bradford town centre. Adjacent to the unit is a McColl's convenience store.

DESCRIPTION

The property comprises a small retail unit formerly used as a funeral parlour. Above the unit is a separate residential accommodation. To the rear of the shop sales area is a kitchenette and disabled w/c.

Outside directly in front of the property is a customer car park.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides a Net Internal floor area of 817 sq ft.

RATES

Shop and Premises

Rateable Value:	£8,000
Rates Payable (2019/2020):	0



TERMS

The property is held on a lease expiring on 28.1.2027. The unit is therefore available on a new effectively full repairing and insuring sub lease for a term of years up to this date. Any new sub lease will be excluded from the Landlord & Tenant Act 1954.

The quoting rental is £10,000 per annum exclusive of rates, services, service charge, VAT, insurance and all other outgoings.

EPC

The property has an Energy Performance Asset rating of C. Further information is available.

VAT

The property is elected for VAT.

For viewing arrangements or to obtain further information please contact:

Max Vause

maxvause@cartertowler.co.uk

Pete Bradbury

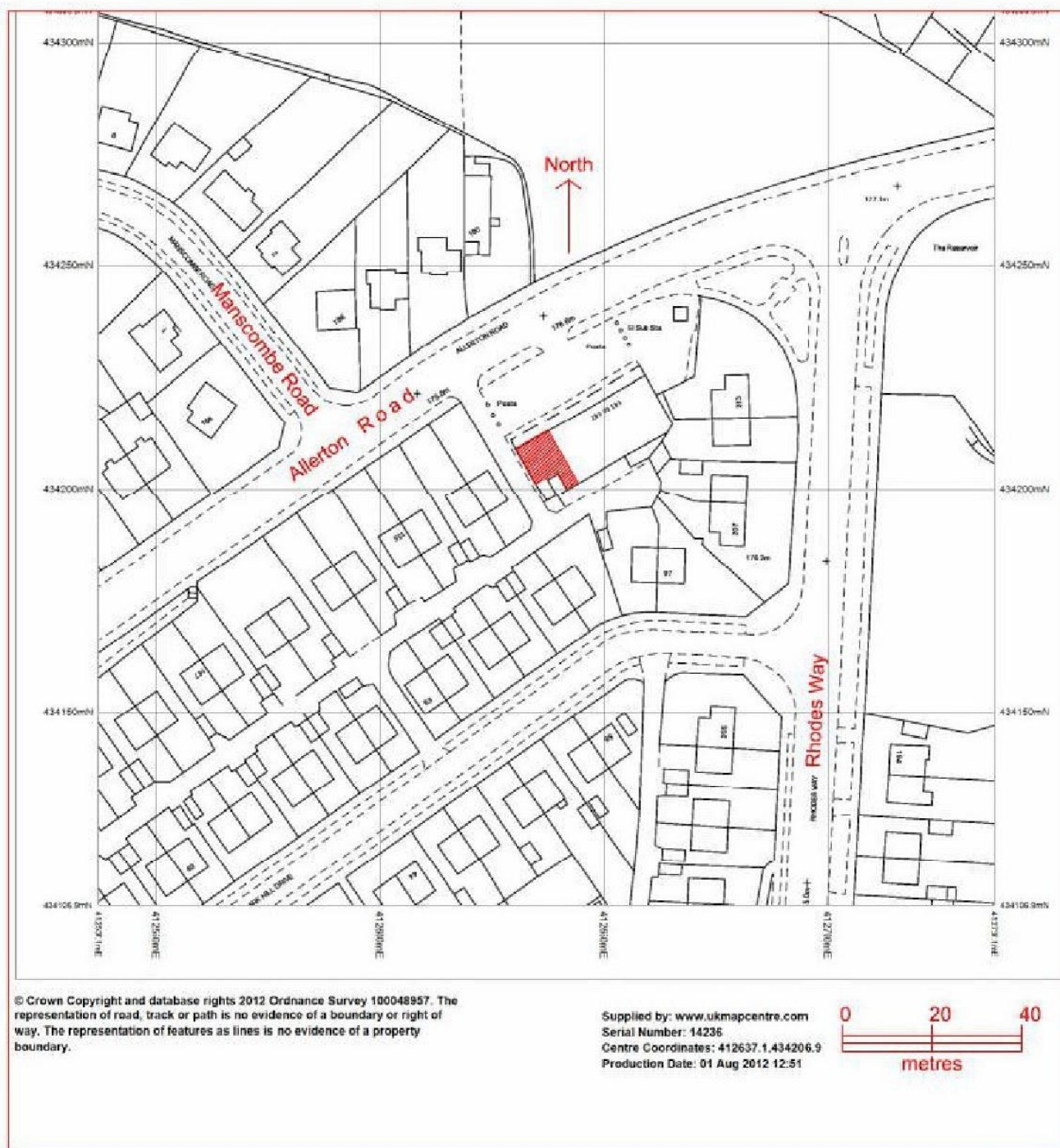
petebradbury@cartertowler.co.uk

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Regulated by RICS



Location Plan 1 : 1250

City of Bradford MDC Planning

APP NO: 12/03377/FUL

APPROVED

THIS IS NOT A BUILDING REGULATIONS APPROVAL

this is a true copy of the plan referred to in
the application dated.....August 2012
signed.....R. Kerr for Allsorts P & M Ltd

fit-out to form funeral parlour
unit2 147 allerton road bradford
the co-operative funeralcare