

## TO LET

**TOWNGATE  
WYKE  
BRADFORD  
BD12 9JF**

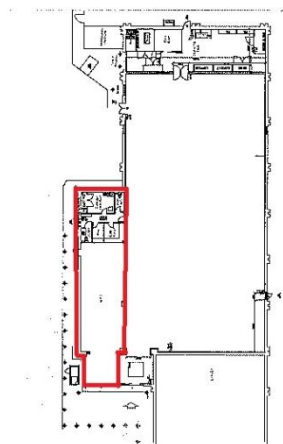
- RETAIL PREMISES
- HIGH FOOTFALL LOCATION  
ADJOINING ASDA SUPERMARKET
- SUBSTANTIAL CUSTOMER CAR  
PARKING
- 105.81M2 (1,139SQ.FT.) INC  
ANCILLARY



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Wyke, Bradford, BD12 9JF

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- HIGH FOOTFALL LOCATION ADJOINING ASDA SUPERMARKET
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- 105.81M2 (1,139SQ.FT.) INC ANCILLARY



## Location

The property is located adjoining the Asda supermarket in Wyke on Town Gate being the main retail area in the village.

Within the same retail complex as the subject premises is a medical centre and pharmacy therefore generating significant potential customer footfall.

## Description

The property comprises a ground floor retail unit with access by way of a modern shop front incorporating double automatic doors.

Internally the accommodation comprises of rectangular sales area being essentially of a shell finish ready for tenants fit out.

To the rear of the sales area is a kitchen, WC, preparation area and office/store.

Externally the property has use of the extensive Asda customer car park.

## Accommodation

The Total Approximate internal floor areas are:		
	Sq Ft	Sq M
Total Approximate	1,139	105.81
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

## Rateable Value

The property has been assessed for uniform business rates with a rateable value of £25,000

## EPC

The property has been assessed with an EPC rating of C (69)

## Terms

The premises are available to let by way of a new effective full repairing and insuring lease for a term to be agreed.

## Rental

**£15,000 per annum exclusive**

**In addition to the rent a service charge will be payable. For the current year this is budgeted at £1,798.71.**

## VAT

The prices and/or rentals quoted are exclusive of VAT (if applicable)

## Legal Fees

The ingoing tenants are to be responsible for the landlords legal fees incurred

## Viewing

By arrangement with the sole agents:-

**Jonathan O'Connor**

Direct Line: 01274452021

Email: jonathan.oconnor@walkersingleton.co.uk

Ref: 38173

Nov-18



Raven House, Kingsgate, Bradford, BD1 4SJ

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