

HIGH STREET PROPERTY / CLASS A2
3-5 The Green Idle, Bradford BD10 9PT



Rent: £15,000 PA
Ground Floor Area
1,016 Sq ft / 94 Sq M

**UNDER
OFFER**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

Idle is a residential suburban area in the city of Bradford, West Yorkshire, located in the north-east of the city and approximately 4 miles from the centre of Bradford.

The subject property is located within Idle Village Centre, at the top of The Green and is surrounded by various retail and office users as well as numerous residential occupiers.

The property comprises basement, ground, first and second floors and is a mid-terrace within a block of four properties. Neighbouring tenants include a pharmacy and an estate agents. The property has stepped access from street level. The upper floors provide good additional accommodation. On street parking is available directly to the front.

Demise:	Sq Ft	Sq M
Ground Floor	1016	94.4
First Floor	755	70.2
Second Floor	894	83.1
Basement	801	84.4

Rent:

The passing rent is £15,000 per annum exclusive.

Tenure:

The premises are currently held on a Full Repairing and Insuring lease which expires on 23/06/2023. The lease is available by way of assignment or sub-letting.

Business Rates:

The premises currently has a rateable value of £17,750

For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

EPC:

Energy Performance Asset Rating - E

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

July 2020

Subject to Contract

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