

Retail Unit

To Let

112 Bradford Road, Menston, Leeds, LS29 6BX



- A rare commercial unit fronting the busy A65 (Bradford Road)
- On average over 20,000 passing vehicles per day
- Former American Golf unit – available from 1st August 2022
- Adjacent to a purpose built Sainsbury Local
- Ground Floor extends to 2,900 sqft with 10 parking spaces
- Access to Lower Ground Floor with good head height – 1,950 sqft

Location

Menston is an affluent village in West Yorkshire that lies between Guiseley and Ilkley. The village is approximately 10 miles North West of the centre of Leeds and 9 miles north of Bradford centre. Menston has a railway station close by on the Wharfedale line with direct trains to Leeds, Bradford and Ilkley.

The subject property is located on the A65 Bradford Road which has approx. 20,000 passing vehicles daily. The property occupies a triangular shaped plot of land bordered by the A65 to the West and the railway line to the East. Immediately to the South is a recently redeveloped Sainsbury's Local with parking.

Description

The property was a conversion of a detached garage building into a showroom at ground floor level with lower ground floor stores and workshops accessed via stairs internally or a side access road.

The property is of steel framed construction enclosed with block work walls with full height metal cladding to the front elevation incorporating single glazed display windows to the front elevation.

Internally the ground floor showroom has solid floors with carpet coverings, emulsion painted plastered walls and suspended ceilings with recessed strip lighting and air conditioning.

The ground floor is currently used for the display and sale of golf clubs, associated clothing and products has internal partitions to create an indoor driving range, changing room, office and toilet facilities.

Stairs at the rear of the ground floor showroom lead to the lower ground floor stores and workshops. This area has concrete floors and is open to the underside of the concrete ceiling and has block work walls.

The lower ground floor area has been internally partitioned with block work and timber/plasterboard partitioning to create individual workshops and storage rooms including toilet facilities.

Externally, there is a surface car parking at the front for 10 vehicles.

Accommodation

The subject property extends to the following approximate Gross Internal Area, measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition):-

	<u>Sq Ft</u>	<u>Sq M</u>
Ground Floor	2,906	270
Lower Ground	1,950	181

Tenure

A new lease is available on an effective full repairing and insuring basis incorporating 5 yearly reviews to open market value.

The rent is £60,000 per annum exclusive.

Business Rates

The premises currently has a rateable value of £26,500.00

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

Planning

The property has been used as a retail unit retailing golf equipment since 2005.

For further information please visit the relevant local planning authority.

Legal Costs

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

EPC

Energy Performance Certificate rating - TBC

VAT

All prices quoted are exclusive of VAT which is payable at the prevailing rate.

Viewing and Further Information

Strictly by appointment only, staff are not to be approached, all viewings must be booked through the joint agents by prior appointment.

For further information please contact either Dressler Smith – 0113 245 5599 or :

wsb Property Consultants LLP
36 Park Cross Street
Leeds
LS1 2QH
Tel: 07587 133 540

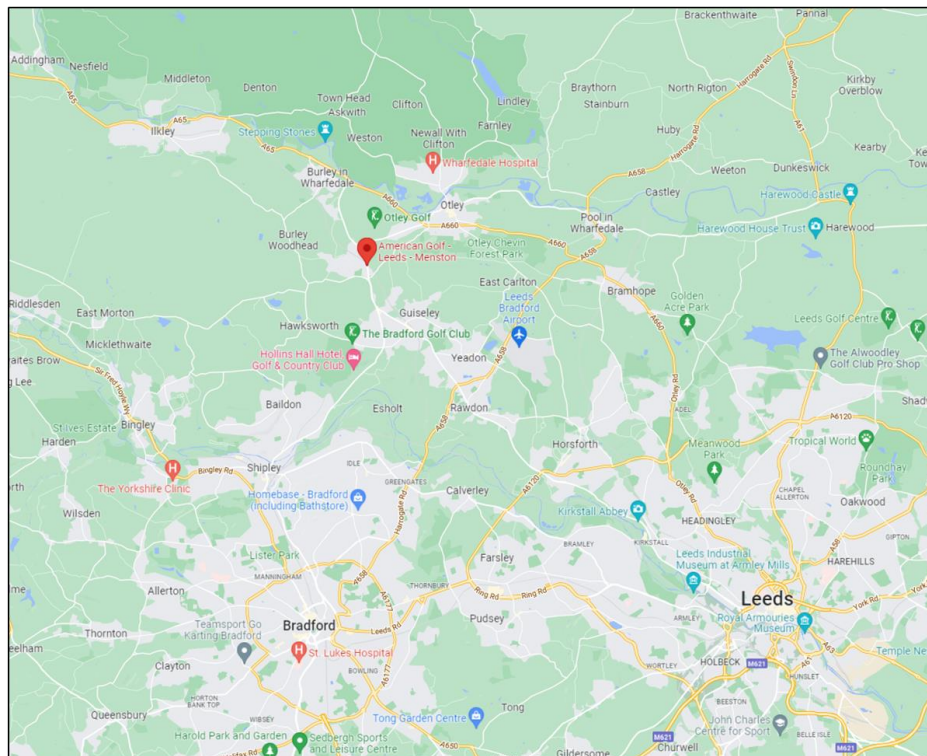
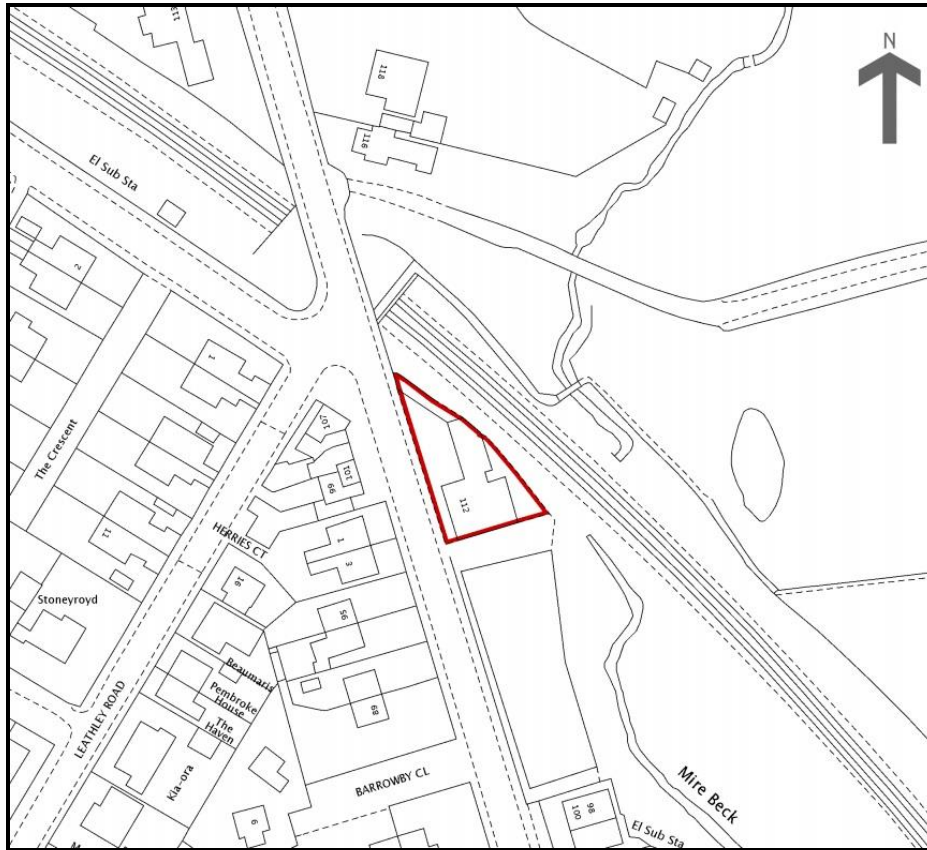
Contact: Adam Mobley
E-mail: amobley@wsbproperty.co.uk

Subject to Contract
May 2022

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