

Retail/Coffee Shop opportunity

# To Let

Queensbury Court, Brighouse Road, Bradford, BD13 1QD



- **3 Units – Ideal for Retail/Coffee Shop use**
  - Unit 1 – Let to Royal Eastern Chinese Take-Away
  - Unit 2 – 1,267 sq ft (117.7 sq m)
  - Unit 3 – 1,367 sq ft (127.0 sq m)
- **Consent for A1/A3 use**
- **Adjacent to a 32,000 sq ft Tesco**
- **Passing traffic of 12,800 vehicles daily**
- **On-site parking for circa 15 cars**

## Location

Queensbury is a large village located 5 miles South West of Bradford City Centre and 3 miles North East of Halifax.

The ward forms part of the Metropolitan Borough of Bradford along with the smaller villages of Horton Bank Top and Clayton Heights providing a population of 16,000 people.

A number of new residential developments in the town are either proposed or nearing completion in the village.

The premises are located on Brighthouse Road which has around 12,800 passing vehicles daily, immediately adjacent to the 32,000 sq ft Tesco foodstore.

## Description

The premises will form part of Queensbury Court; a modern refurbished mixed use development with residential units to the upper floors and retail units on the ground floor.

The retail units shall be fully refurbished with new shop fronts and provided in Shell Condition to ingoing tenants.

To the front of the development shall be parking for 15 cars.

## Accommodation

The premises will extend to the following approximate Gross Internal Area:-

	<u>Sq Ft</u>	<u>Sq M</u>
<b>Unit 1</b> (Takeaway)	Let	Let
<b>Unit 2</b> (Retail)	1,267	117.7
<b>Unit 3</b> (Coffee Shop)	1,367	127.0

**Note:** The above floor areas will be subject to a final onsite measurement upon the completion of the developer's works and subject to change.

## Tenure

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

Unit 2	£18,500 pax
Unit 3	£20,000 pax

Alternatively both Units 2 & 3 could be amalgamated to provide a single unit of 2,634 sqft (244.7 sq m) at an annual rent of £38,500 pax

## Rateable Value

The newly created units will be assessed upon for rating purposes upon completion of the works/occupation.

## Use

The current usage for the units are:-

Unit 2 – Class A1

Unit 3 – Class A1/A3

## Service Charge

A service charge is to be levied to cover repairs and maintenance to common parts. The Service Charge shall be budgeted on a pro-rata basis shared between Units 1, 2 and 3, further details on request.

## Legal Costs

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

## EPC

The property has no current energy performance rating but will be assessed post completion of the developer's works.

## VAT

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

## Viewing and Further Information

All viewings are strictly by prior appointment:

**wsb** Property Consultants LLP  
36 Park Cross Street  
Leeds  
LS1 2QH  
Tel: 0113 234 1444

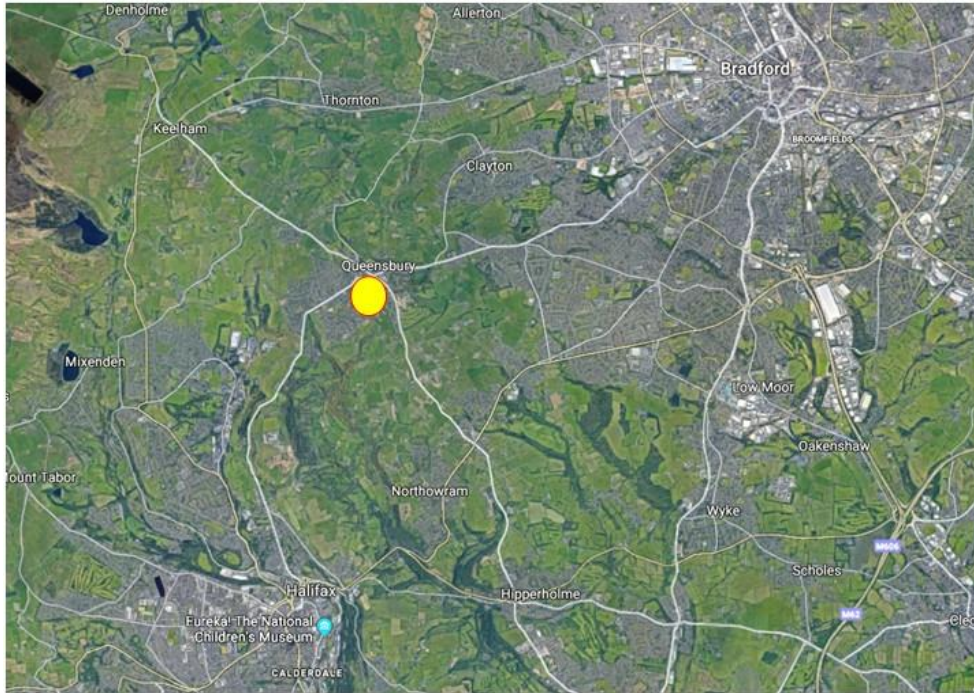
Contact: John Reid / Adam Mobley

E-mail: [jreid@wsbproperty.co.uk](mailto:jreid@wsbproperty.co.uk) / [amobley@wsbproperty.co.uk](mailto:amobley@wsbproperty.co.uk)

Or alternatively via our joint agents Sharma Williamson on 01274 759 955 or [www.sharmawilliamson.co.uk](http://www.sharmawilliamson.co.uk)

Subject to Contract

February 2018



Above: Queensbury in relation to Bradford and Halifax



Above: Queensbury Court in relation to Tesco foodstore

**MISREPRESENTATION ACT:**

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Above: Demise line of wider site

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