

PRIME SHOP UNIT TO LET

UNIT 2, ASDA SUPERMARKET 52 TOWN GATE WYKE BD12 9JQ

LOCATION

Wyke is a Ward in South Bradford, West Yorkshire, with the population at the 2011 Census being 14,958.

It is served by the A58 trunk road which lies approximately half a mile (0.8km) from the subject property and within 1.8 miles (2.9km) of Junction 26 of the M62/M606.

Bradford City Centre is less than 5 miles (8km) north, while Halifax is 6 miles (9.7km) west, Brighouse 3.5 (5.6km) miles south and Cleckheaton 3.2 (5.1km) miles to the south east.

Wyke is a busy suburb with the main retailing area being Town Gate, consisting of multiples including William Hill, Barclays Bank and a Post Office as well as a number of local and national retailers with a variety of offerings.

SITUATION

The premises are ideally located immediately adjacent to Asda Supermarket and the Sunnybank Medical Centre. There is shared parking with the Asda store comprising approximately 70 spaces.

Within the development, a new build pharmacy is being constructed.

DESCRIPTION

The property is a single storey lock-up shop with staff and storage accommodation to the rear.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Net Frontage	4.80m	15'7"
Internal Width	6.00m	19'7"
Shop Depth	19.30m	63'3"
Ground Floor Sales	117.61 sq.m	1,266 sq.ft
ITZA		644 units



LEASE

The shop is available by way of a sub-lease for a term of years to be agreed.

Our clients have an existing lease on the premises until March 2022.

RENTAL

£15,000 per annum exclusive.

RATES

We understand the property is assessed as follows:-

Rateable Value	£25,132
Rates Payable	£11,712 (approx)

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D. A copy of the EPC is available on request.

LEGAL COSTS

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

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

VIEWING

By appointment with the sole agents:-

Brackenridge Hanson Tate

Tel: 0113 244 9020
Ref: Sally Holroyd
Email: sally@bht.uk.com

SUBJECT TO CONTRACT
Details prepared: 31 July 2017

address. 6 Lisbon Square, Leeds, LS1 4LY

tel. 0113 244 9020 **fax.** 0113 244 1104 **web.** www.bht.uk.com