

# PROMINENT SHOP TO LET



## 176 NORMAN ROAD, BRADFORD, BD2 2JU

### LOCATION

The shop comprises part of a retail parade which occupies a prominent location, directly adjoining the busy Five Lanes Roundabout, approximately 2.5 miles north of Bradford city centre.

The parade of shops comprises 5 retail outlets with occupiers including Greggs and Beffred.

### DESCRIPTION

A single storey stone built shop under a multi-pitched slate and flat roof with on-site parking and loading areas.

### ACCOMMODATION

The property has the following approximate dimensions and areas:-

|                |            |           |
|----------------|------------|-----------|
| Gross Frontage | 5.48 m     | 17'11"    |
| Internal Width | 4.34       | 14'3"     |
| Shop Depth     | 13.03      | 42'9"     |
| GF Sales       | 76.28 sq.m | 821 sq.ft |

### LEASE

The property is available on a new FRI lease for a term of years to be negotiated, subject to rent review at a rent of **£18,500 per annum exclusive**.

### RATES

We understand the property has a Rateable Value of £6,500.

Interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

### ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band E (121). A copy of the EPC is available on request.

### LEGAL COSTS & VAT

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

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

### FURTHER INFORMATION/VIEWING

Via the joint agents:

#### Brackenridge Hanson Tate

Att: Tom Grimshaw

Tel: 0113 244 9020

Email: tom@bht.uk.com

#### Mark Brearley & Co

Att: Chris Myers

Tel: 01274 595999

Email: chris@markbrearley.co.uk

Subject to Contract  
Jan 22

# Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)

#### Misrepresentation Act

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