



TO BE REFURBISHED

TO LET

Retail Unit

882 sq.ft

(82 sq.m)

Unit 3a Bolton Junction, Bolton Road, Bradford, BD2 4ST

- Class E suitable for retail/cafe or office
- FREE onsite car parking
- Adjoining occupier is Premier Stores

LCP

01384 405631
www.lcpproperties.co.uk

Unit 3a Bolton Junction, Bolton Road, Bradford, BD2 4ST

BOLTON
OUTLANES



Unit 3a Bolton Junction, Bolton Road, Bradford, BD2 4ST

| Areas (approx. NIA) | Sq.ft | Sq.m |
|---------------------|------------|-----------|
| Ground Floor | 882 | 82 |
| TOTAL | 882 | 82 |

Description

A convenience store in one of Bradford's busy northern suburbs. The scheme comprises six units – Premier Stores, William Hill, Domino's Pizza, Pakeezah's Curry Counter and Barnardo's. Unit 3A is arranged on ground floor only with excellent rear servicing.

Rent

£18,000 per annum.

Rateable Value

Rateable Value £9,700. Interested parties are advised to make their own enquiries with the local authority.

Services

Mains electricity, water and drainage are connected to the unit.

Planning

Potential E class and A5 use (takeaways). Subject to planning.



Service Charge & Insurance

This unit participates in a service charge scheme. Charge is £1,996 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

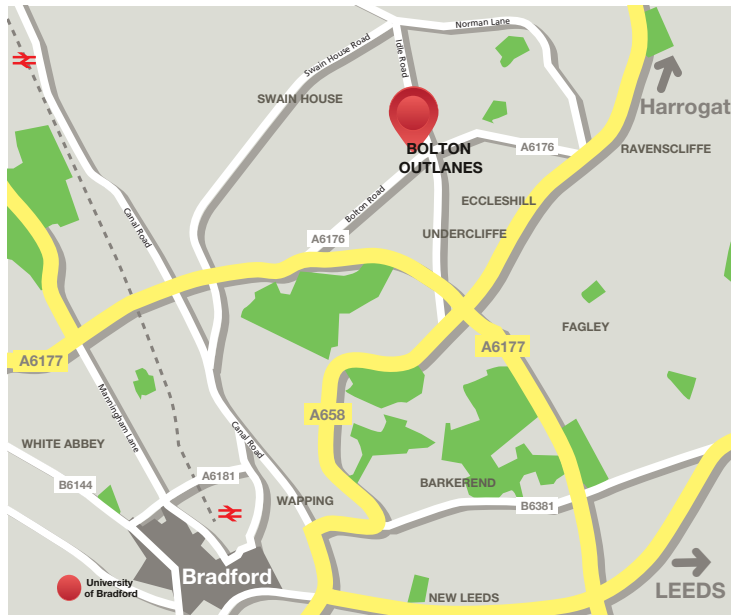
Further information available upon request.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Location - BD2 4ST

Bradford is a Metropolitan Borough 8.6 miles west of Leeds. Bolton Junction is situated on busy Bolton Road which links the Ring Road to Harrogate Road, Five Lane Ends and Idle Road. Surrounded by suburban residential areas, the scheme attracts a large, loyal, local clientele plus passing custom from Greengates, Yeadon and the Airport.



Viewing

Strictly via prior appointment with the appointed agent:

br BRASSINGTON
ROWAN

0113 242 2622

www.brassrow.co.uk

John Birtwistle

M: 07711 646990

D: 0113 383 3758

E: john.birtwistle@brassrow.co.uk

Owned and Managed by

LCP

01384 405631

www.lcpproperties.co.uk

Simon Eatough 07771 764 148

SEatough@lcpproperties.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpproperties.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.