

Starkeys

Chartered Surveyors

**RETAIL PREMISES
43 BRADFORD ROAD
IDLE
BRADFORD**

REDUCED



- Situated in Idle Village centre close to the Co-Op
- Sales area 56m² (606 sq. ft.)
- Suitable for a variety of uses, subject to necessary consents

TO LET £8,500 PER ANNUM

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

T: 01274 307910 e: info@starkeys.co.uk

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RICS Regulated by RICS

**RETAIL PREMISES
43 BRADFORD ROAD
IDLE
BRADFORD**

1. LOCATION:

The property is situated on Bradford Road in Idle Village centre, which is situated approximately 3½ miles north-east of Bradford city centre. The property is situated in a local retailing area within close proximity to the Co-Op.

2. GENERAL DESCRIPTION:

The premises provide a single storey retail unit with a modern shop front to Bradford Road, with security shutters.

The premises provide an open sales area with a vinyl covered floor and suspended ceiling with surface mounted lighting. Partitioned out at the rear is a store, adjacent to which there is a WC.

3. ACCOMMODATION:

We assess the premises have the following approximate net internal floor areas:

Sales Area	56.30m ² (606 sq. ft.)
WC	

4. RATING:

The rating authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office website which states the property has a Rateable Value of £7,800 (Shop and Premises).

The Uniform Business Rate for 2026/27 is £0.480. There is an additional lower rate for leisure, retail and hospitality occupiers, alongside the continuation of small business rate relief for eligible occupiers. Interested parties should seek verification from the local authority to establish the actual amount payable.

5. LEASE TERMS:

The premises are offered to let on an effective full repairing and insuring lease for a minimum term of 3 years, at a rent of 8,500 per annum, exclusive of business rates (if payable), utilities and other outgoings and payable quarterly in advance.

The ingoing tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

6. EPC:

The property has an Energy Rating of B (39).

7. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY**

**ANDREW J WARD MRICS
TEL:- 01274 307910**

Amended 15 July 2026

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs Starkeys has any authority to make or give any representation or warranty whatever in relation to this property.

FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.