

**RETAIL PREMISES
15 DUCKWORTH LANE
BRADFORD**



- Very busy main road position
- Sales area 40.34m² (434 sq. ft.) plus basement stores
- Suitable for a variety of uses (subject to consents)

TO LET £9,100 PER ANNUM

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

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BRADFORD**

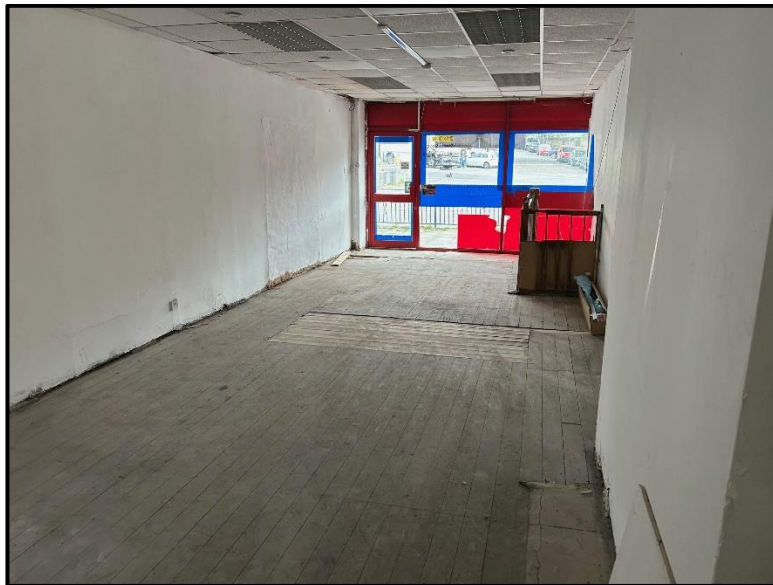
1. LOCATION:

The premises occupy a prominent location fronting Duckworth Lane within close proximity to its roundabout junction with Toller Lane (B6144) which to the southeast leads to Bradford City Centre, which is situated approximately 1¾ miles distant

The property sits within a parade of similar retail units, with numerous local trades being represented within the vicinity. The property sits within a few minutes walking distance of the Bradford Royal Infirmary and is within a very densely populated suburb.

2. GENERAL DESCRIPTION:

The premises comprise the ground floor and basement of a mid-terraced property constructed in stone with a double pitched slate covered roof, with an aluminium and glazed shop front with electrically operated roller shutter. The accommodation comprises an open plan sales area with a store room to the rear. Additional storage facilities are available in the basement.



3. ACCOMMODATION:

BASEMENT

Store	34.68m ² (373 sq. ft.)
Store	4.14m ² (45 sq. ft.)
WC	
TOTAL BASEMENT NET INTERNAL AREA	38.82m² (418 SQ. FT.)

GROUND FLOOR

Sales Area	40.34m ² (434 sq. ft.)
Store	4.14m ² (45 sq. ft.)
TOTAL GROUND FLOOR NET INTERNAL AREA	44.48m² (479 SQ. FT.)

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 £6,800 (Shop and premises).

The Uniform Business Rate for 2025/26 is £0.499.

The above information was obtained from the Valuation Office website and interested parties must make their own enquiries to verify the information provided.

5. LEASE TERMS:

The premises are offered to let for a term to be agreed on an effective full repairing and insuring lease at a rent of £9,100 per annum, exclusive of rates 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 E (110).

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

TEL:- 01274 307910

Amended 7 May 2025

MISREPRESENTATION ACT 1967

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

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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.