

**VETERINARY INVESTMENT PREMISES
10 OSBOURNE DRIVE
QUEENSBURY
BRADFORD**



- Let to VetPartners Practices Limited on a full repairing & insuring lease expiring 24 July 2034.
- Current rent £13,000 per annum.
- Upwards only rent review July 2027.

FOR SALE - £185,000

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

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1. LOCATION:

The premises are situated on Osbourne Drive, off Granby Street, which leads to West End/Chapel Street/High Street (A647), being the principal retailing area of Queensbury. The A647 is one of the main roads leading to and from Bradford city centre, which is situated approximately 4½ miles north east of the property. To the south, the A647 leads to Halifax town centre, which is situated approximately 3½ miles distant.

The premises are situated adjacent to the Willows Medical Centre and there are various retailers in Queensbury village centre.

2. GENERAL DESCRIPTION:

The premises provide a semi-detached single storey building with a pitched and hipped concrete tile covered roof drained by PVC rainwater goods. To the front of the property is a car parking area, with the subject premises having 8 car parking spaces plus a disabled parking bay.

The premises provide a reception/waiting area, treatment rooms, kennels, a kitchen and WC facilities, benefiting from PVC double glazed windows and central heating radiators.

3. ACCOMMODATION:

We assess the premises have a total gross internal floor area of approximately **96.24m² (1,036 sq. ft.)** and an overall net internal floor area of **92.06m² (991 sq. ft.)**. The premises have been divided to provide the following:

Reception/Waiting Area	25.73m ² (277 sq. ft.)
Treatment Room	7.43m ² (80 sq. ft.)
Treatment Room	6.87m ² (74 sq. ft.)
Kennels	14.63m ² (158 sq. ft.)
Treatment Room	8.49m ² (92 sq. ft.)
Kitchen	4.29m ² (46 sq. ft.)
Disabled WC	
Treatment Room/Waiting Area	6.76m ² (73 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 £11,000 (Veterinary Surgery 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. SERVICES:

We understand the premises benefit from all mains services and are heated by gas central heating. No tests have been carried out on any of the services and we are unable to comment on their condition or capacity.

6. TENANCY:

The property is let to VetPartners Practices Limited on a full repairing and insuring lease for a term of 10 years from 25 July 2024, at a current rent of £13,000 per annum exclusive, subject to review on 25 July 2027 and every third anniversary thereafter. The tenant has an option to terminate the lease on 24 July 2029 by serving 6 months' notice.

A copy of the lease is available upon request.

7. TENURE:

We understand the property is freehold.

8. TERMS:

The property is offered for sale subject to the existing tenancy, at £185,000.

9. EPC:

The property has an Energy Rating of D(89).

10. 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 WARD MRICS
TEL:- 01274 307910**

18 May 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.
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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.