

Starkeys

Chartered Surveyors

LOCK UP SHOP PREMISES UNIT 1, 82A FENWICK DRIVE WOODSIDE BRADFORD



- Recently refurbished retail unit situated in a densely populated housing estate
- Suitable for a variety of uses, subject to necessary consents
- Sales Area 41.07m² (442 sq. ft.)

TO LET
£850 PER CALENDAR MONTH

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

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

T: 01274 307910

for a full list of properties go to www.starkeys.co.uk

Property Acquisitions, Sale & Letting, Property Management, Rent Reviews,
Lease Renewal, Investment, Valuation, Dilapidations, Rating, Healthcare.

 **RICS** Regulated by RICS

**UNIT 2, 82A FENWICK DRIVE
WOODSIDE
BRADFORD**

1. LOCATION:

The premises are situated in a small terrace of 3 shops, within the large Woodside housing estate. Adjacent to the units is a Premier convenience store, with a community centre nearby. On street parking is available along Fenwick Drive.

2. GENERAL DESCRIPTION:

The premises comprise a single storey retail unit with an aluminium and glazed shop front, with security shutters, underneath a pitched roof. The property has recently been refurbished and subdivided into two shops, having previously formed one larger retail unit.

Internally the premises offer an open plan sales area with a concrete floor, plastered and painted walls and recessed spotlighting. WC facilities are provided.



3. ACCOMMODATION:

GROUND FLOOR

Sales Area 41.07m² (442 sq. ft.)

WC

TOTAL GROUND FLOOR NET INTERNAL AREA 41.07m² (442 sq. ft.)

4. RATING:

The rating authority is the City of Bradford Metropolitan District Council. The premises will require reassessment for rating purposes following the subdivision works.

5. LEASE TERMS:

The premises are offered to let for a term to be agreed on a full repairing and insuring lease at an initial rent of £10,200 per annum (£850 per calendar month) and 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 B (38).

7. PLANNING

Planning consent was granted for 82A Fenwick Drive to be subdivided to create two units (Application Referece 24/02536/FUL). A condition was placed on the newly created unit limiting the use to Class E(c)(ii) – professional services. Our client is applying to the Local Planning Authority to have this condition released and to allow Class E uses, such as hair/beauty salon, retail, sandwich shop etc... Interested parties should rely on their own enquiries with the Local Planning Authority in respect of permitted uses.

8. 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
ASHLEY BOWLES**

11 DECEMBER 2025

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.