

Starkeys

Chartered Surveyors

**MARTIAL ARTS/GYMNASIUM PREMISES
FIRST FLOOR
UNIT 6 EASTWOOD MILLS
EASTWOOD STREET
BRADFORD**



- Situated on Eastwood Street, close to Wakefield Road (A650)
- Fitted as a martial arts/gym
- Suitable for other uses, subject to obtaining any necessary consents

TO LET £8,750 PER ANNUM

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

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**MARTIAL ARTS/GYMNASIUM PREMISES
FIRST FLOOR
UNIT 6 EASTWOOD MILLS
EASTWOOD STREET
BRADFORD**

1. LOCATION:

The property is situated on Eastwood Street, which is situated off Hall Lane, which leads to Wakefield Road (A650), which in turn leads to Bradford city centre, which is situated approximately 1½ miles to the north.

2. GENERAL DESCRIPTION:

The premises comprise part of the first floor of a multi-storey mill constructed in stone. Access is provided from the Eastwood Street frontage by a timber door with an electrically operated security shutter.

The premises provide 2 former gymnasiums with floors which are covered in mats, painted walls and predominantly PVC double glazed windows. There is also an entrance area and WC's.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:

Entrance Area	3.90m ² (42 sq. ft.)
Gymnasium	95.87m ² (1,032 sq. ft.)
WC	
WC	
Gymnasium	46.17m ² (497 sq. ft.)
TOTAL FLOOR AREA	145.94M² (1,571 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 £7,800 (Workshop and Premises).

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

Interested parties should seek verification of the information provided.

5. LEASE TERMS:

The premises are offered to let on an internal repairing and insuring lease for a term to be agreed, at a rent of £8,750 per annum exclusive of 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 C (61).

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 WARD MRICS
TEL:- 01274 307910**

6 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:-

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.