

Starkeys

Chartered Surveyors

RETAIL PREMISES WITH UPPER FLOOR STORES/ RESIDENTIAL ACCOMMODATION 2/4 VICTOR TERRACE BRADFORD



- Situated on the corner of Oak Lane and Victor Terrace.
- Ground floor 69m² (738 sq. ft.)
- First floor 53m² (571 sq. ft.)
- Second floor 39m² (425 sq. ft.)
- Modern shop front with security shutters

TO LET £13,500 PER ANNUM

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

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RICS Regulated by RICS

**RETAIL PREMISES WITH UPPER FLOOR STORES/
RESIDENTIAL ACCOMMODATION
2/4 VICTOR TERRACE
BRADFORD**

1. LOCATION:

The premises are situated on the corner of Victor Terrace and Oak Lane, within fairly close proximity to the latter's junction with Heaton Road. To the east, Oak Lane leads to Keighley Road (A650), one of the main roads leading to and from Bradford city centre, which is situated approximately 1¼ miles to the south-east.

The property is situated in a local retailing area and there are various residential properties situated in the roads running off Oak Lane. The property is situated close to Westbourne Green Community Health Centre. To the rear is a public car park, accessed from Oak Lane.

2. GENERAL DESCRIPTION:

The premises provide an end of terrace property constructed in stone with a pitched concrete tile covered roof. To the Victor Terrace and Oak Lane frontages are shop fronts with security shutters. At first floor level are PVC double glazed windows. To the rear is a single storey extension with a single pitched concrete tile covered roof and with PVC double glazed windows with security shutters.

The ground floor has been divided to provide a range of clinic rooms and a sales area/reception. Within the basement there are stores. The upper floors provide former living accommodation.

3. ACCOMMODATION:

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

BASEMENT

Cellar 1	18.12m ² (195 sq. ft.)
Cellar 2	1.05m ² (11 sq. ft.)
Cellar 3	3.62m ² (39 sq. ft.)
Cellar 4	20.62m ² (222 sq. ft.)
Cellar 5	6.70m ² (72 sq. ft.)
Cellar 6	0.85m ² (9 sq. ft.)

TOTAL BASEMENT FLOOR AREA

50.96M² (548 SQ. FT.)

GROUND FLOOR

Sales/Reception Area	18.12m ² (195 sq. ft.)
Clinic Room	9.38m ² (101 sq. ft.)
Clinic Room	11.33m ² (122 sq. ft.)
Clinic Room	12.45m ² (134 sq. ft.)
Clinic Room	8.73m ² (94 sq. ft.)
Clinic Room	8.55m ² (92 sq. ft.)
TOTAL GROUND FLOOR AREA	68.56M² (738 SQ. FT.)

The ground floor has been partitioned by the previous tenant to provide smaller rooms and could be opened up to provide larger areas, if required.

FIRST FLOOR

Store	21.37m ² (230 sq. ft.)
Sauna Room	5.57m ² (60 sq. ft.)
WC	
Kitchen	7.80m ² (84 sq. ft.)
Office	18.30m ² (197 sq. ft.)
TOTAL FIRST FLOOR AREA	53.04M² (571 SQ. FT.)

SECOND FLOOR

Room 1	11.52m ² (124 sq. ft.)
Room 2	7.06m ² (76 sq. ft.)
Room 3	7.62m ² (82 sq. ft.)
Room 4	13.28m ² (143 sq. ft.)
TOTAL SECOND FLOOR AREA	39.48M² (425 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 £9,300 (Pharmacy 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 a new full repairing and insuring lease for a minimum term of 3 years, at a rent of £13,500 per annum, exclusive of rates (if payable), 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 D (88)

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**

17 June 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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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.