

# Starkeys

Chartered Surveyors

## RETAIL / RESTAURANT PREMISES 34/38 BRADFORD ROAD SHIPLEY



- Prominent location fronting Bradford Road (A650)
- Ground floor sales/restaurant 85m<sup>2</sup> (916 sq. ft.)
- Ground floor ancillary 144.11m<sup>2</sup> (1,552 sq. ft.)
- Basement stores 123m<sup>2</sup> (1,329 sq. ft.)
- Forecourt car parking

**TO LET £25,000 PER ANNUM**

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

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**RETAIL / RESTAURANT PREMISES  
34/38 BRADFORD ROAD  
SHIPLEY**

**1. LOCATION:**

The premises occupy a prominent location fronting Bradford Road (A650) between its junctions with Avondale Road and Marlborough Road. Bradford Road is one of the main roads leading to and from Bradford city centre which is situated approximately 2½ miles to the south and with Shipley town centre being situated approximately ½ a mile north-east of the property.

The property forms part of a terrace of retail units, with other occupiers including a delicatessen, Chinese takeaway, Italian restaurant and a convenience store. There are further retailers in Bradford Road.

**2. GENERAL DESCRIPTION:**

The premises provide retail/restaurant premises comprising a sales/restaurant area with metal shop fronts to Bradford Road. Situated off this area are ladies, gents and disabled WC facilities. To the rear there are various kitchen/preparation areas and stores and there is extensive storage within the basement.

To the front of the property is an asphalted forecourt car parking area.

**3. ACCOMMODATION:**

The premises have the following approximate net internal floor areas:

**BASEMENT**

Cellar 1	23.50m <sup>2</sup> (253 sq. ft.)
Cellar 2	24.34m <sup>2</sup> (262 sq. ft.)
Cellar 3	25.83m <sup>2</sup> (278 sq. ft.)
Cellar 4	24.52m <sup>2</sup> (264 sq. ft.)
Cellar 5	25.26m <sup>2</sup> (272 sq. ft.)
<b>TOTAL BASEMENT FLOOR AREA</b>	<b>123.45M<sup>2</sup> (1,329 SQ. FT.)</b>

**GROUND FLOOR**

Sales/Restaurant Area	85.10m <sup>2</sup> (916 sq. ft.)
WC Lobby	1.27m <sup>2</sup> (14 sq. ft.)
Ladies WC	5.01m <sup>2</sup> (54 sq. ft.)

Gents WC	3.18m <sup>2</sup> (34 sq. ft.)
Disabled WC	3.94m <sup>2</sup> (43 sq. ft.)
Kitchen/Preparation Area	15.51m <sup>2</sup> (167 sq. ft.)
Preparation Area	22.02m <sup>2</sup> (237 sq. ft.)
Store	9.20m <sup>2</sup> (99 sq. ft.)
Store	9.01m <sup>2</sup> (97 sq. ft.)
Store	9.10m <sup>2</sup> (98 sq. ft.)
Store	65.87m <sup>2</sup> (709 sq. ft.)
<b>TOTAL GROUND FLOOR AREA</b>	<b>229.21M<sup>2</sup> (2,468 SQ. FT.)</b>

#### **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 £11,250 (Restaurant 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. LEASE TERMS:**

The premises are offered to let on an effective full repairing and insuring lease, for a term to be agreed, at a rent of £25,000 per annum, exclusive of business 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 D (90).

#### **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 J WARD MRICS  
TEL:- 01274 307910**

**23 March 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.
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.