

BRADFORD

455 Otley Road

TO LET - UNDER THE INSTRUCTION OF **TESCO**



Location

The property is located amongst a small parade of shops on Otley Road, which connects Bradford City Centre and suburbs including Undercliffe, Eccleshill and Apperley Bridge

Other occupiers in the area include **Tesco Express**, **Ladbrokes** and **Pizza Hut Delivery**.

Rent

£12,000 per annum exclusive.

Tenure

The property is available by way of a new lease for a term of years to be agreed.

Accommodation

The property is arranged over two floors providing the following approximate floor areas:

Ground Floor	477 sq ft	44.31 sq m
First Floor	355 sq ft	32.98 sq m

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£5,700.00
Rates Payable (2019/20)	£2,798.70

(Interested parties are advised to make enquiries with the Local Authority)

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

Rated G

SAVILLS LEEDS
Ground Floor, City Point
29 King Street
Leeds LS1 2HL
savills.co.uk



No Goad Available

Viewing & Further Information

Strictly by prior arrangement only with:

Steve Henderson

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Matthew Rice

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IMPORTANT NOTICE

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