

# Wharfedale Property Co.

**TO LET**

**HIGHLY PROMINENT SHOWROOM/OFFICE  
WITH PARKING  
118 BRADFORD ROAD, DEWSBURY, WF13 2EW**



**1,873 Sq ft**

- **Strategically located showroom/office**
- **Large shared surfaced car park**

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Wharfedale House, Smithies Lane, Birstall. WF17 9HR.

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## LOCATION

The property benefits from a high profile position on Bradford Road. The property is located on the eastern side of Bradford Road (A652) at its junction with Ward Street opposite Carlton Road and adjacent to The Poacher Public House. 118 Bradford Road is approximately 1 mile to the north of Dewsbury town centre in an area of mixed commercial uses. Junction 40 of the M1 motorway lies approximately 5 miles to the east.

## DESCRIPTION

118 Bradford Road comprises a highly prominent showroom/office being reconstituted stone built over two floors under a pitched metal decking roof. The ground floor has a showroom and general office with toilet and kitchen facilities. The first floor is presently a mixture of open plan and partitioned individual offices. The property benefits from suspended ceilings, fluorescent lighting and a gas fired central heating system. Externally the property benefits from prominent frontage onto Bradford Road and shared car parking.

## ACCOMMODATION

The following floor area is provided: **1,873 sq ft**

Floor	Description	SQ FT
Ground	Showroom and offices	915
First	Offices	958
<b>Total</b>		<b>1,873</b>

## TERMS

Available on a new full repairing and insuring lease, for a term of years to be agreed.

## RENT

£250 per week + VAT per annum

## BUSINESS RATES

The business rates are paid direct to the charging authority. We are verbally advised that the premises are assessed for rating purposes at RV: £9,000. The current Uniform Business rate for 2018/2019 is 49.7p.

## BUILDING INSURANCE

£240 for the whole of 2018

## VIEWING ARRANGEMENTS

Mark Connors	Wharfedale	01924 476496
Alec Michael	Michael Steel & Co	0113 2348999

### Misrepresentation Act 1967

Important Notice: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty, and should be treated as a guide only. For accurate details the interested party is advised to consult the selling agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein does not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.

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