

**RETAIL INVESTMENT
5A CLECKHEATON ROAD
BRADFORD**

REDUCED PRICE



- Situated close to Odsal Top, with parking available nearby.
- Let on a 6 year lease from 19 March 2024.
- Current rent £7,800 per annum.
- Fixed rental increase to £8,400 per annum on 19 March 2027.

FOR SALE - £82,500

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

T: 01274 307910 e: info@starkeys.co.uk

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1. LOCATION:

The property is situated on Cleckheaton Road, in a cul-de-sac overlooking Huddersfield Road (A641), one of the main roads leading to and from Bradford city centre, which is situated approximately 3 miles north of the property. On-street car parking is available within the vicinity.

2. GENERAL DESCRIPTION:

The premises provide a single-storey lock-up shop, with a recently installed PVC display window and door to Cleckheaton Road with an electrically operated security shutter.

The premises provide a sales area, to the rear of which there is a kitchen/staffroom, stores and a WC.

3. ACCOMMODATION:

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

Sales Area	34.37m ² (370 sq. ft.)
Kitchen/Staffroom	7.80m ² (84 sq. ft.)
Store	3.72m ² (40 sq. ft.)
WC	
Store	3.81m ² (41 sq. ft.)
TOTAL NET INTERNAL FLOOR AREA	49.70M² (535 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 £4,000 (Café 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. SERVICES:

We understand the premises benefit from all mains services. No tests have been carried out on any of the services and we are unable to comment on their condition or capacity.

6. TENANCY:

The property is let to an individual on a full repairing and insuring lease for a term of 6 years from 19 March 2024, at a current rent of £7,800 per annum exclusive, which increases to £8,400 per annum on 19 March 2027. The tenant has an option to terminate the lease on the third anniversary of the term by serving 6 months' notice. The tenant has paid a deposit equivalent to 6 months' rent.

A copy of the lease is available upon request.

7. TENURE:

We understand the property is freehold.

8. TERMS:

The property is offered for sale, subject to the existing tenancy, at £82,500.

9. EPC:

The property has an Energy Rating of D (98).

10. 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

Amended 29 April 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.
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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.