

**FORMER HOT FOOD TAKEAWAY
UNIT 2, 82A FENWICK DRIVE
WOODSIDE
BRADFORD**



- Recently refurbished retail unit situated in a densely populated housing estate
- Formerly operated as a hot food takeaway
- Sales Area 41.65m² (448 sq. ft.)

TO LET
£800 PLUS VAT PER CALENDAR MONTH

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

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 **RICS** Regulated by RICS

**UNIT 2, 82A FENWICK DRIVE
WOODSIDE
BRADFORD**

1. LOCATION:

The premises are situated in a small terrace of 3 shops, within the large Woodside housing estate. Adjacent to the units is a Premier convenience store, with a community centre nearby. On street parking is available along Fenwick Drive.

2. GENERAL DESCRIPTION:

The premises comprise a single storey retail unit with an aluminium and glazed shop front, with security shutters, underneath a pitched roof. The property has recently been refurbished and subdivided into two shops, having previously formed one larger retail unit.

Internally the premises offer an open plan sales area with a concrete floor, plastered and painted walls and recessed spotlighting. WC facilities are provided.



3. ACCOMMODATION:

GROUND FLOOR

Sales Area	41.65m ² (448 sq. ft.)
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WC

TOTAL GROUND FLOOR NET INTERNAL AREA	41.65m² (448 sq. ft.)
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4. RATING:

The rating authority is the City of Bradford Metropolitan District Council. The premises will require reassessment for rating purposes following the subdivision works.

5. LEASE TERMS:

The premises are offered to let for a term to be agreed on a full repairing and insuring lease at an initial rent of £9,600 per annum (£800 per calendar month), plus VAT and exclusive of rates 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 B (38).

7. PLANNING

We are advised by our client that the property was previously operated as a hot food takeaway. Planning consent was subsequently granted for the property to be subdivided to create two units (Application Reference 24/02536/FUL). Interested parties should rely on their own enquiries with the Local Planning Authority in respect of permitted uses.

8. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY**

**TEL:- 01274 307910
ASHLEY BOWLES**

11 DECEMBER 2025

MISREPRESENTATION ACT 1967

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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.