

FOR SALE/TO LET

**58
HIGH STREET
QUEENSBURY
BRADFORD
WEST YORKSHIRE
BD13 2PA**

- PROMINENT FORMER BANKING PREMISES
- HIGH STREET LOCATION
- SUITABLE FOR A VARIETY OF USES (STPP)
- 3087 SQ.FT (286.76 SQ.M)



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Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Ground Floor	1368	127.14
First Floor	850	79
Second Floor	868	80.67
Total Approximate NIA	3,087	286.78
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

EPC

The property has been assessed with an EPC rating of The property has an EPC assessment of C (66).

Price/Rental

£195,000

£17,500 Per Annum

VAT

The prices and/or rentals quoted are exclusive of VAT (if applicable)

Legal Fees

The ingoing tenants are to be responsible for the landlords legal fees incurred

Viewing

By arrangement with the sole agents:-

Paul Diakiw

Direct Line: 01274 452022

Email: paul.diakiw@walkersingleton.co.uk

Mathew Bower

Direct Line: 01274 452023

Email: mathew.bower@walkersingleton.co.uk

Ref: 35911

May-17

Location

The property fronts on to High Street (A647) within Queensbury Village close to its junction with Brighouse Road, approximately 5 miles south of Bradford City Centre.

Description

The property comprises a substantial stone built former banking premises under a pitched tiled roof fronting High Street. The accommodation is configured as such and comprises the main banking area with offices at Ground Floor; staff welfare facilities, offices and stores to the first floor and store rooms at second floor attic level. Further storage is available in the basement.

Externally, there is a block paved forecourt providing stepped and pedestrian access to the building, whilst to the rear there is a shared open yard.

Terms

The property is offered to let on full repairing and insuring terms for a minimum term of 3 years.

The premises are offered for sale with full vacant possession, excluding the coach house to the rear which is available by separate negotiation.

Rateable Value

The property has been assessed for uniform business rates with a rateable value of £17,000.



Raven House, Kingsgate, Bradford, BD1 4SJ

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