

# GROUND FLOOR RETAIL UNIT

495 SQ FT (46 SQ M)

- Currently Fitted Beautician Clinic
- Ground Floor
- Reception, 2x Treatment Rooms and Store
- Kitchen and WC Facilities
- 2 Allocated Car Parking Spaces
- Available Feb 2025



commercial@adairpaxton.co.uk  
0113 239 5770 (Ext 2)



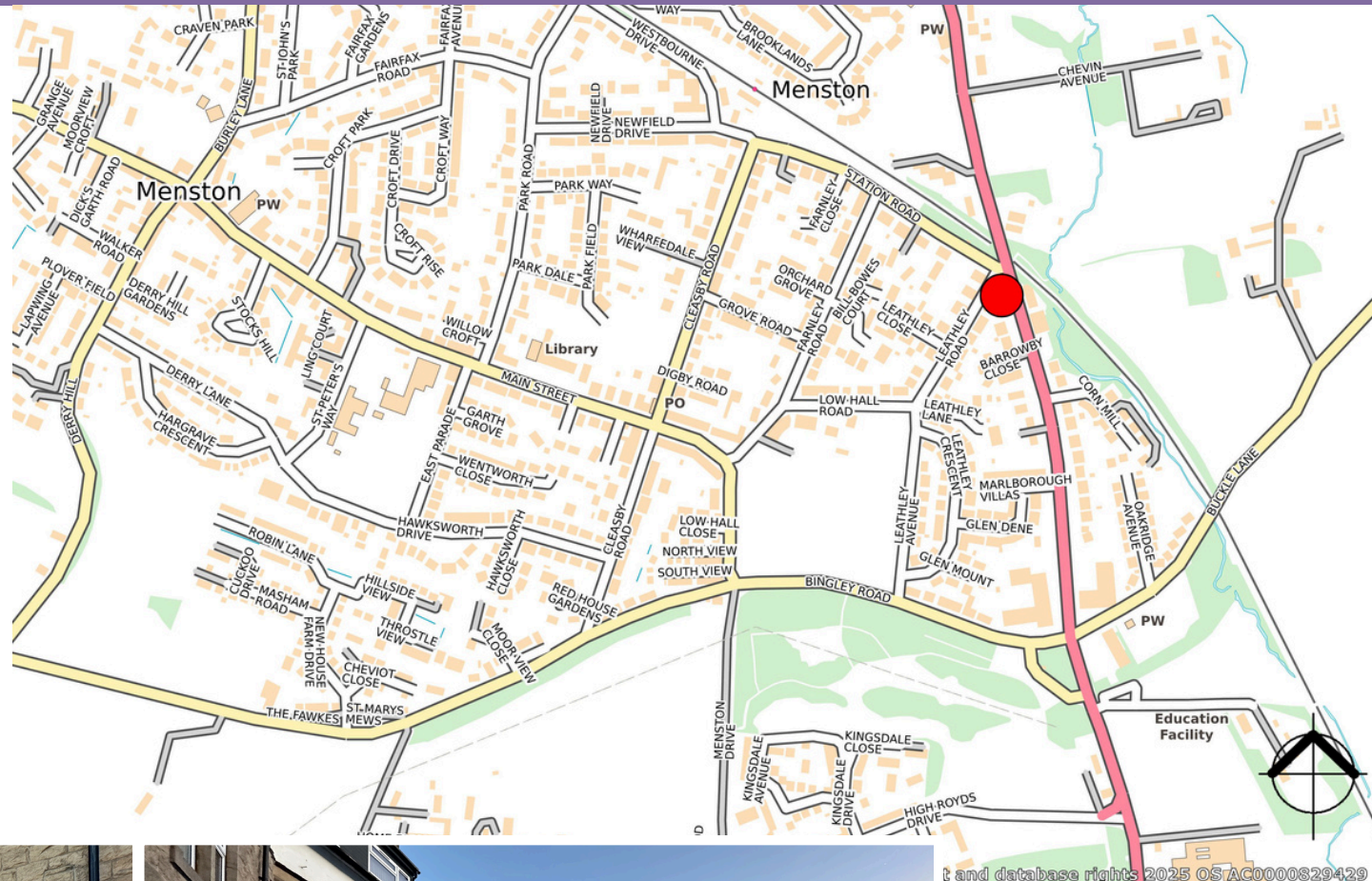
TO LET

103 Bradford Road  
Menston, Leeds  
LS29 6BU

£13,000  
per annum

# LOCATION

The subject property is situated in Menston, mid-way between Guiseley and Burley in Wharfedale, approximately 8 miles north-east of Leeds and 6 miles north of Bradford City Centre. Otley is approximately 1½ miles to the east and Ilkley 4 miles to the north-west. It is a popular residential area, which also benefits from its own Station, which provides regular trains both north towards Ilkley and south to Leeds and Bradford. The property benefits from good vehicular access both to the north and south via the A65 (Bradford Road)



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## DESCRIPTION

The property occupies a prominent location, in close proximity to the junction of Bradford (A65) and Station Road / Leathley Road, on the north eastern periphery of Menston. Sainsbury's local is approximately 50 metres.

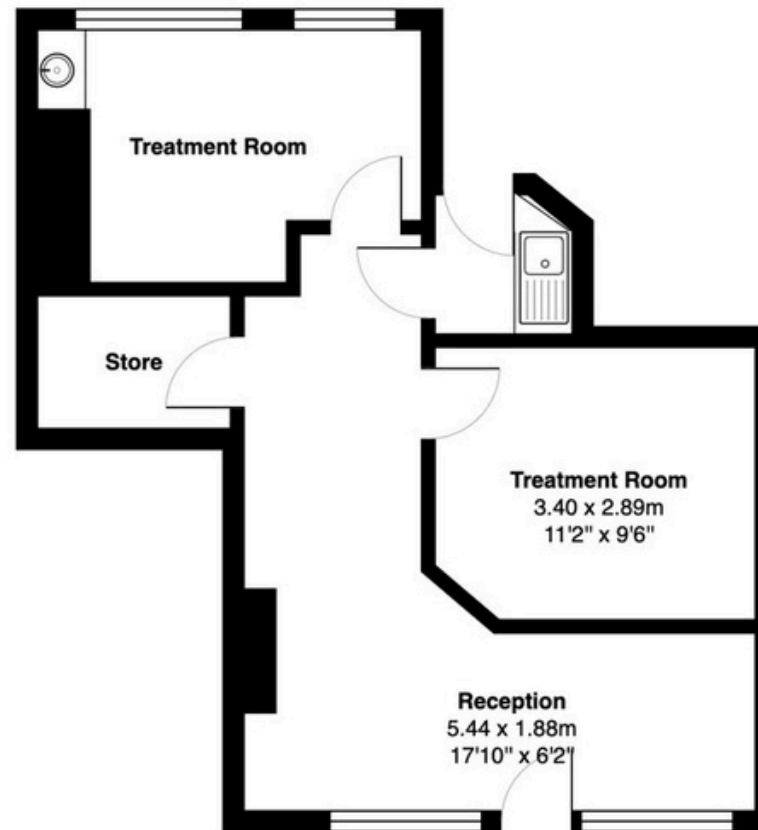
The property comprises of a well presented ground floor retail unit currently used as a beauty salon including reception area, treatment rooms, storage, small kitchenette and WC facilities. To the rear, the property benefits from 2 allocated car parking spaces with on street car parking available nearby on Leathley Road and Station Road.



# ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

	Sq Ft	Sq M
<b>Ground Floor</b>	495	46
<b>Total</b>	495	46





## EPC

The property currently benefits from an EPC rating of B-43.

## VAT

It is understood that VAT is not applicable.

## LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

## TERMS

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a commencing rent of £13,000 per annum.

## SERVICE CHARGE

It is understood that a service charge is raised in relation to the costs of the maintenance of the common parts

## RATEABLE VALUE

We have made enquiries with the VOA website and can reveal that the following information is listed from the 2023 list. Rateable Value: £12,000.

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# FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



**Will Tomlin**

[will.tomlin@adairpaxton.co.uk](mailto:will.tomlin@adairpaxton.co.uk)

0113 239 5776



**Alfie Stevens-Neale**

[alfie@adairpaxton.co.uk](mailto:alfie@adairpaxton.co.uk)

0113 239 5778

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**For all other commercial enquiries:**

[commercial@adairpaxton.co.uk](mailto:commercial@adairpaxton.co.uk)

[www.adairpaxton.co.uk](http://www.adairpaxton.co.uk)

0113 239 5770

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