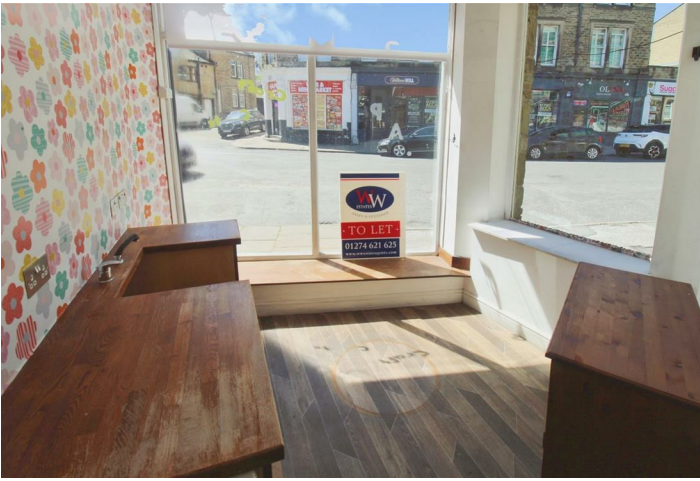




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Viewing arrangements

Strictly by appointment through WW Estates
 01274621625
 lettings@wwstateagents.com

Directions

See mapping

9 The Green, Idle, Bradford, BD10 9PT | 01274621625 | lettings@wwstateagents.com | www.wwstateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



The Green, Bradford, BD10 9PT
£550 Per Calendar Month



**** AVAILABLE NOW ** COMMERCIAL PREMISES ** FLEXIBLE USAGE OPTIONS ** GREAT POTENTIAL ****

Nestled in the heart of Idle village, The Green presents an exceptional opportunity for those seeking a commercial property in a vibrant area and would be ideal as a hair salon or nail bar. This well-appointed space features a generous reception room, ideal for welcoming clients or customers, and a well-maintained kitchen and WC to the rear.

The property's location is advantageous, situated in a bustling village that benefits from high foot traffic and excellent visibility. This makes it an ideal choice for a variety of business ventures, whether you are looking to establish a retail outlet, an office, or a service-based enterprise.

With its versatile layout, the space can be tailored to meet the specific needs of your business, allowing for creativity and innovation in its use. The Green is not only a place to work

but also a community hub, surrounded by local amenities and transport links that enhance accessibility for both staff and clientele.

This commercial property presents a fantastic opportunity to establish or expand your business in a thriving part of Bradford. Do not miss the chance to make this space your own and contribute to the local economy.

| Rent £550 | Bond £550 | Holding Deposit £126 | EPC E | Exempt From Business Rates |



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings	Services
Rating authority Borough Council Tax Band Exempt	Tenure