

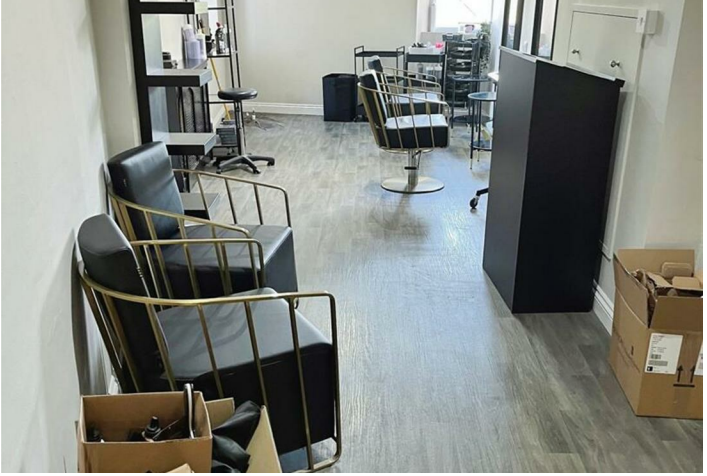


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Directions

See mapping



Viewing arrangements

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

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

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



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**** AVAILABLE NOW ** LARGE COMMERCIAL PREMISES ** FIRST MONTHS RENT FREE ** FLEXIBLE USAGE OPTIONS ** GREAT POTENTIAL ** CENTRAL LOCATION ****

We are pleased to present a large (485 sq. ft.) and versatile commercial property to let in the centre of Idle village. The property consists of a spacious main room with a separate space attached, ideal for a reception area or secondary business space. It benefits from a well maintained kitchen and WC to the rear, along with gas central heating. 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 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. Previously the property was a

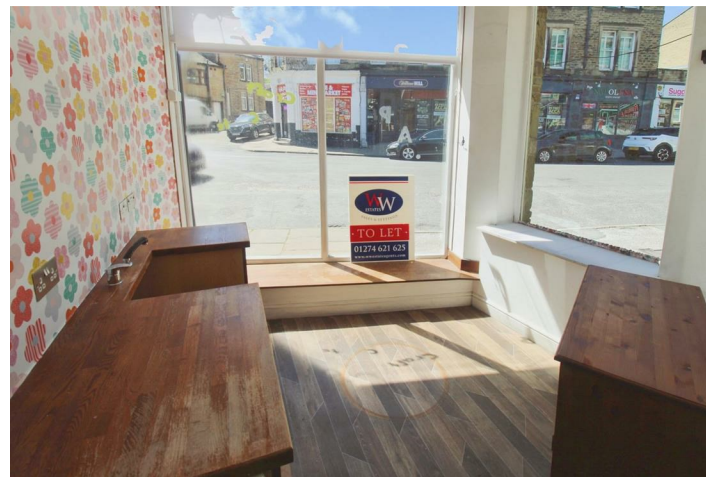
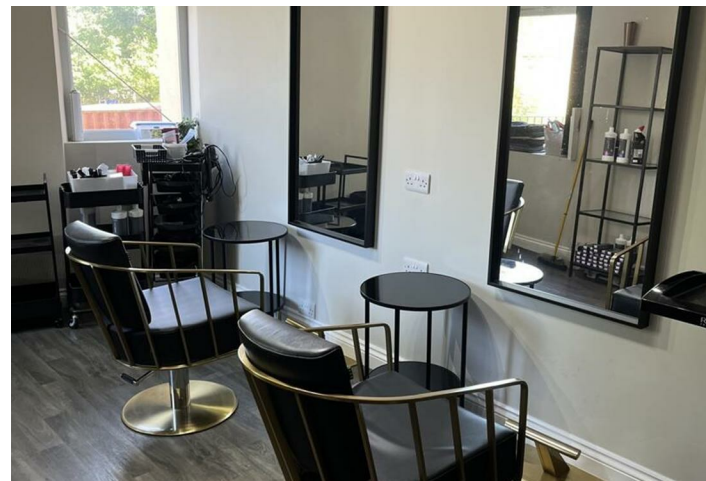
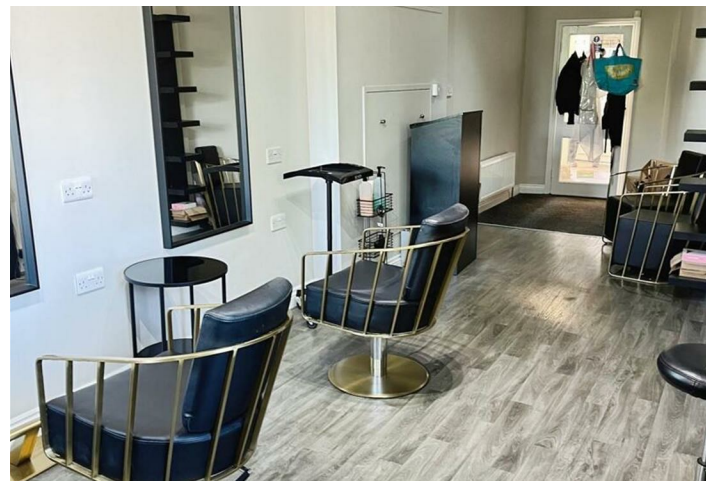
successful hair and beauty salon and could be again, with the additional space for a nail bar.

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.

IN ADDITION, A NEW TENANT WILL BENEFIT FROM HAVING THE FIRST MONTHS RENT FREE TO SET UP AND PREPARE FOR OPENING!

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!

| 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