

# TO LET

SUITABLE FOR A  
VARIETY OF USES

**FORMER CHILDRENS UNIT,  
207 CUTLER  
HEIGHTS LANE,  
BRADFORD, BD4 9JB**



**LOCATION:**

The property is prominently located, fronting onto Cutler Heights Lane, within the locality of Cutler Heights, which is situated between Bowling and Laisterdyke in Bradford. The subject property is accessible, located a short drive from the intersection of the A1677 Bradford Ringroad and A650 arterial Wakefield Road. The surrounding area comprises a mix of residential dwellings and trade & industrial estates.

**ACCOMMODATION:** The property is arranged over ground, first and second floors, as well as ancillary basement. The premises comprise the following rooms and floor areas:

**Ground Floor:**

Office	21.7 sq. m.
Office	9.5 sq. m.
Play Room	21.8 sq. m.
Waiting Room	20.2 sq. m.
Meeting Room	17.5 sq. m.
Meeting Room	11.1 sq. m.
Kitchen	8.1 sq. m.
Storage	2.8 sq. m.
Storage	1.1 sq. m.
Storage	3.4 sq. m.
W/C	2.1 sq. m.
W/C	2.6 sq. m.
Disabled W/C	3.7 sq. m.

**First Floor:**

Office:	19.7 sq. m.
Office:	18.1 sq. m.
Office:	12.6 sq. m.
Office:	12.7 sq. m.
W/C:	2.3 sq. m.
W/C:	4.0 sq. m.

**Second Floor:**

Meeting Room:	13.9 sq. m.
Office:	16.5 sq. m.
Storage:	6.4 sq. m.
Storage:	11.2 sq. m.

**Basement:**

Storage:	34.7 sq. m.
Storage:	4.1 sq. m.
Boiler room:	4.1 sq. m.

The property benefits from utility supplies including gas, electricity and water.

**TENURE:**

The premises are available on a Full Repairing and Insuring basis, for a term to be agreed.

**USE:**

The property previously traded as a children's unit for a number of years, however the premises would be suitable for a number of uses. Applicants should indicate their proposed business, which will require the consent of the Council as landlord.

**EPC:**

An EPC will be made available upon request.

**RENT:**

Rent upon application.

**RATEABLE VALUE:**

The Rateable Value for the property is currently assessed at £12,000.

The property may qualify for small business rate relief. Please contact the rating authority for further information.

**COSTS:**

The incoming tenant will be responsible for paying the Council's costs of granting the lease in the sum of £1,500.00 + VAT.

**VIEWING AND**

**FURTHER DETAILS:** For further information and an appointment to view, please telephone Lawrence McCourt - 07816 355 144.

A list of other available Council-owned properties can be found at:- [www.bradford.gov.uk/properties](http://www.bradford.gov.uk/properties)



## **PICTURES:**



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