



**4/6 Darley Street
Bradford, BD1 3HH**



TO LET

Retail Premises

Ground Floor Sales Area Approx. 138.15 sqm (1,487 sqft)

First Floor Sales Area Approx. 73.95 sqm (769 sqft)

Basement, First & Second Floor Storage

RENT: Upon Application

4/6 Darley Street, Bradford, BD1 3HH

LOCATION

The property occupies a prime position, situated fronting the pedestrianised section of Darley Street next door to Santander Banking Hall, close to the junction of Darley Street with Kirkgate. The property is close to the main entrance to the Kirkgate Centre with its myriad of multiple occupiers, market and car parks.

PREMISES

The property comprises a substantial prime retail unit, with sales areas at ground and first floor level, together with first floor and basement storage and second floor staff/storage accommodation. The property has a substantial frontage to Darley Street.

ACCOMMODATION

The premises have the following approximate dimensions and net internal floor areas:-

Gross Frontage	12.14 m	(39'10")
Internal Width (max)	11.68 m	(38'4")
Shop Depth	16.05 m	(52'8")

Ground Floor

Sales Area	138.15 sqm	(1,487 sqft)
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First Floor

Sales	73.95 sqm	(769 sqft)
Stores	26.11 sqm	(281 sqft)

Second Floor

Staff/Stores/Office	53.98 sqm	(581 sqft)
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Basement

Storage	78.50 sqm	(845 sqft)
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RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description: Shop and Premises

Rateable Value: £57,000

The Uniform Business Rate 2017/2018 is 47.9 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

LEASE

The property is offered to let on a new full repairing insuring lease for a term to be agreed.

RENTAL

Rental upon application plus VAT – if appropriate.

VAT

We understand that the landlord has elected to charge VAT in relation to the rent.

LEGAL COSTS

The ingoing tenant is to be responsible for both parties legal costs incurred.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance rating for this property is:-

D - 99

BRADFORD GROWTH ZONE

The property is situated within the Bradford Growth Zone area and, will benefit from the rating rebate opportunities available until March 2018. Further details are available upon request.

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley - Mark Brearley & Company

Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(August 2015 - 4580/MAJB)



MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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