



**28/30 DARLEY STREET
BRADFORD, BD1 3HH**



TO LET

**Excellent City Centre Ground Floor Retail Unit
Extending to approximately 151.29 sq. m. (1,629 sq. ft.)
With Basement Storage of 99.69 sq. m. (1,073 sq. ft.)**

RENT – Upon Application

28/30 DARLEY STREET, BRADFORD, BD1 3HH

LOCATION

The property occupies a prime position situated fronting the pedestrianised section of Darley Street close to its junction with Duke Street. Other occupiers close-by include Game, Specsavers and Boots. The property is close to the main entrance to the Kirkgate Centre with its myriad of occupiers, market and car park.

PROPERTY

From information provided to us, the property has the following approximate dimensions and net internal floor areas:-

Gross Frontage	11.96 metres	(39' 3")
<u>Ground Floor</u>		
Sales Area	151.29 sq. m.	(1,629 sq. ft.)
<u>Basement</u>		
Stores	99.69 sq. m.	(1,073 sq. ft.)
Total Net Internal Floor Area	250.98 sq. m.	(2,702 sq. ft.)

RATING ASSESSMENT

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

Description: Shop and Premises

Rateable Value: £23,000

The Uniform Business Rate for 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 lease for a term to be agreed incorporating 5 yearly upward only rent reviews. The lease would be upon effectively full repairing and insuring terms

RENT

Upon application.

BRADFORD CITY CENTRE GROWTH ZONE

The property is situated in the Bradford City Centre Growth Zone and will benefit from rating rebate opportunities available until March 2018. Further details upon request.

VAT

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

LEGAL COSTS

The ingoing tenant to be responsible for all reasonable legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for this property is:

F - 126

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

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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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