



**2 NORTH PARADE
BRADFORD
BD1 3HT**



TO LET (May Sell)
Prominent City Centre Retail Premises
With A2 Planning Consent

RENT: £9,750 Per Annum Exclusive / PRICE: £120,000

2 NORTH PARADE, BRADFORD, BD1 3HT

LOCATION

The property occupies a prominent corner location at the junction of North Parade and Upper Piccadilly, in the heart of Bradford City Centre. North Parade at this point is the continuation of Darley Street, one of the prime retailing streets in the City Centre, which ultimately links through to the Kirkgate Shopping Centre, Bank Street etc.

Nearby is Rawson Quarter Shopping Centre, the Oastler Centre (formerly John Street Market) etc. Occupiers in the immediate vicinity include Oxfam, Whitegates Estate Agents, Greys Recruitment, Bradford Camera Exchange Company together with many other local retailers.

PROPERTY

Briefly, the property provides the following dimensions and approximate net internal floor areas:-

Gross Frontage (North Parade)	7.47 m (24'6")
Gross Frontage (Upper Piccadilly)	7.32 m (24'0")
Internal Width	7.37 m (24'2")
Shop Depth	7.24 m (23'9")

Ground Floor

Sales Area 50.35 sq. m. (542 sq. ft.)

Basement

Stores 53.42 sq. m. (575 sq. ft.)

RATING ASSESSMENT

The property requires reassessment for rating purposes upon completion.

LEASE

The property is offered to let on a new full repairing and insuring lease for a term to be agreed incorporating upward only rent reviews at the end of each third year of the term.

RENTAL

£9,750 per annum exclusive – subject to lease.

MANAGEMENT CHARGE

A management charge of 7.5% (plus VAT – if applicable) will be payable quarterly with the rental.

SALE

Our clients may consider a sale of the property at a figure of £120,000 – Subject to Contract

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

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

E - 114

VAT

The figures quoted is exclusive of any VAT liability – if applicable.

VIEWING

Strictly by prior appointment with the joint agents:

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

Sharma Williamson – Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Web Site: www.sharmawilliamson.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.

13 Park View Court, Shipley BD18 3DZ
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ
Tel: 0113 3891049