



**18-24 Canal Road
Bradford, BD1 4BA**



TO LET

**Lower Ground Floor Accommodation
Of Approximately 520.25 sqm (5,600 sqft)
But can be Divided into 2 Sections of 204.38 sqm (2,200 sqft) and 315.87 sqm (3,400 sqft)
Suitable for a Variety of Uses – Subject to Planning Permission**

RENT: £11,000 Per Annum & £17,000 Per Annum Exclusive

18-24 Canal Road, Bradford, BD1 4BA

LOCATION

The property is situated at the junction of Canal Road and Balm Street close to Bradford City Centre in an established mixed retail, residential and commercial area close to the new Broadway Shopping Centre. The property is conveniently situated near to Forster Square Retail Park and also the Bradford Central Travelodge Hotel.

The recently opened Broadway Shopping Centre consists of around 500,000 square foot of retail space and includes tenants such as Debenhams, Marks & Spencer and Next etc.

PROPERTY

The property forms part of the larger 18-24 Canal Road for which the upper floors have now been converted into residential apartments.

The lower ground floor accommodation is currently in a shell specification, ready for tenant's fit out and is suitable for a variety of uses - subject to planning consent being granted.

ACCOMMODATION

The property benefits from two sections which can be let individually or as a whole. The combined total gross internal floor area is 520.25 square metres (5,600 square feet) or are available individually.

Section A	204.38 sqm	(2,200 sqft)
Section B	315.87 sqm	(3,400 sqft)

RATING ASSESSMENT

The property will require reassessment upon occupation.

LEASE

The property is available to let on terms to be agreed incorporating 3 yearly upward only rent reviews.

Appropriate rent free period for fitting out works are available.

RENTAL

Section A	- £11,000 per annum exclusive
Section B	- £17,000 per annum exclusive
Combined	- £28,000 per annum exclusive

VAT

VAT will be charged at the prevailing rate – if applicable.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) will be available upon completion of fitting out works.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

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

(June 2016 – Amended December 2016 – 4545A / CJM)



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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