



**38/40 Darley Street
Bradford, BD1 3HN**



TO LET

**Substantial Retail Premises
Extending to Approximately 378.11 sqm (4,070 sqft)
With Lower Ground Floor/Basement Sales/Staff 181.44 sqm (1,953 sqft)**

RENT: Offers in the Region of £35,000 Per Annum

38/40 Darley, Bradford, BD1 3HN

LOCATION

The property occupies a good secondary location at the upper end of Darley Street, being close to the Kirkgate Shopping Centre, where major retail occupiers include Primark, Argos etc. Other nearby occupiers include Rawcliffes/Ridleys, JV Jewellers, The Uniform Shop, Cash & Cheque Direct, Marie Curie, Oxfam, Shuropody, Game and Specsavers.

Car parking is available within the main Kirkgate Shopping Centre car park and, on-street car parking is available in this section of Darley Street and surrounding nearby streets.

DESCRIPTION

The property comprises a former Post Office unit, with substantial ground floor retail accommodation, suitable for a wide variety of alternative uses. The property benefits from stairs and a goods hoist to the lower ground floor/basement level, which also benefits from rear loading facilities. The basement provides good secure storage within a number of separate areas, together with staff accommodation.

ACCOMMODATION

The property has the following approximate principle dimensions and net internal floor areas:-

Gross Frontage	12.04 m	(39'6")
Internal Width	11.35 m	(37'3")
Built Depth	35.58 m	(116'9")

Ground Floor

Sales Area	378.11 sqm	(4,070 sqft)
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Basement

Stores/Staff	181.44 sqm	(1,953 sqft)
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RATING ASSESSMENT

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

Description: Post Offices and Premises

Rateable Value: £32,250

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 full repairing and insuring lease for a term to be agreed incorporating upward only rent reviews.

RENT

Offers are invited in the region of £35,000 per annum exclusive – plus VAT – subject to lease.

VAT

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

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance rating for the property is:

D - 93

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

(November 2016 – 2233 / 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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