



**21 James Street
Bradford, BD1 3PZ**



TO LET

**City Centre Retail Unit of
17.07 sqm (184 sqft)
Plus First Floor Storage**

RENTAL: £9,000 Per Annum Exclusive

21 James Street, Bradford, BD1 3PZ

LOCATION

The subject property fronts James Street and forms part of the Rawson Quarter Shopping Centre development which form a natural link between the Kirkgate Centre and the Oastler Centre.

Surrounding users are predominantly of a retail nature with metered on-street parking and public car parks both within close proximity.

DESCRIPTION

The unit consists of a purpose built self-contained kiosk unit with an aluminium framed powder coated shop front. Internally, the property offers ground floor open plan retail accommodation with first floor ancillary storage.

ACCOMMODATION

According to our measurements taken on site, the property offers the following approximate net internal floor areas:-

Ground Floor

Retail/Sales Area 17.07 sqm (184 sqft)

First Floor

Stores 14.48 sqm (157 sqft)

SERVICES

The unit is provided with mains electric and mains water with communal WC facilities available within the scheme itself.

RATING ASSESSMENT

We understand the property to be assessed for Uniform Business Rates as follows:-

Description: Shop and Premises
Rateable Value: £7,200

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.

TERMS

The unit is available to let by way of a new effective full repairing and insuring lease for a term of 3 years or longer. Any term in excess of 3 years will incorporate 3 yearly upward only rent reviews.

RENTAL

£9,000 per annum exclusive, paid quarterly in advance.

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.

LEGAL COSTS

The ingoing tenant will be responsible for both party's legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance rating for the property is:-

C - 59

VAT

VAT is to be charged at the prevailing rate – if applicable.

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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