



**1 Hardacre Street
Bradford, BD8 8EJ**



TO LET

**Retail Unit Extending to Approx. 51.00 sq. m. (549 sq. ft.)
With Potential for Significant First Floor Upper Floor Space
With New Shopfront to be Formed Forming Part of the Larger Building
At the Junction of Hardacre Street & White Abbey Road**

RENTAL: £22,500 Per Annum Plus VAT

1 Hardacre Street, Bradford, BD8 8EJ

LOCATION

The property occupies a high profile visible corner location at the junction of White Abbey Road and City Road, approximately ¼ mile north-west of Bradford City Centre. The location benefits from substantial volumes of passing traffic and, there are a number of occupiers in the immediate vicinity including Kwik-Fit, Ask (Office Equipment), Nafeez Bakeries, MI Jewellers, Sona Bazaar, Lylah's Jewellery, Kesser Jewellers, Dharkan Boutique, Dhoom and Regal Foods. Atiq Textiles and Crown Textiles are also represented nearby.

DESCRIPTION

The property forms part of the former Express House building, which is to be redeveloped and refurbished, to provide good quality retail, restaurant etc accommodation. The unit will be refurbished to a shell specification, ready to receive the tenants fitout works.

ACCOMMODATION

The new retail unit will be formed at the junction of Hardacre Street and White Abbey Road, with new shop front/roller shutter security grill and extending to 51.00 sq. m. (549 sq. ft.) with potential for significant first floor accommodation suitable for ancillary or alternative uses.

RATING ASSESSMENT

The property will require reassessment on occupation.

PLANNING CONSENT

We understand that planning consent for A1 retail purposes has been granted and, that the property is considered suitable for a variety of retail uses. Further uses may require planning permission.

FURTHER INFORMATION

Detailed layout plans and elevations are available upon request – if required.

LEASE

The property is offered to let on a new lease for a term to be agreed incorporating regular upward only rent reviews upon effectively FRI terms.

RENT

£22,500 per annum exclusive plus VAT.

LEGAL COSTS

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

VAT

VAT will be charged at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) will be provided upon completion of the refurbishment of the unit prior to completion of the lease.

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

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Web Site: www.markbrearley.co.uk

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