



**12 Market Street, The Wool Exchange
Bradford, BD1 1LH**



TO LET

**City Centre Retail Premises Forming Part of The Wool Exchange
Ground Floor Sales Area Approx. 20.97 sqm (226 sqft)
With Ancillary First Floor Sales and Basement Storage**

RENTAL: £13,000 Per Annum Exclusive



**CHARTERED SURVEYORS &
COMMERCIAL PROPERTY CONSULTANTS**

12 Market Street, The Wool Exchange, Bradford, BD1 1LH

LOCATION

Forming part of the Grade I listed Wool Exchange building, the subject property benefits from frontage to Market Street within the Bradford City Centre retail core. The property lies immediately adjacent to The Broadway, half a million sq. ft. shopping centre which includes Marks & Spencer, Next, Debenhams, H&M etc. In addition, The Light Cinema has recently opened providing a 6-screen cinema with associated restaurants.

ACCOMMODATION

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

Net Frontage	4.60 m	(15' 1")
Internal Width	4.98 m	(19' 7")
Shop Depth	4.23 m	(13' 10")

Ground Floor

Sales Area	20.97 sqm	(226 sqft)
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First Floor

Sales Area	19.15 sqm	(206 sqft)
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Basement

Storage	14.05 sqm	(151 sqft)
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RATING ASSESSMENT

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

Description:	Shop and Premises
Rateable Value:	£8,000

The Uniform Business Rate for 2018/2019 is 49.3 pence in the £.

Due to Business Rates Provisions, it is likely that no rates will be payable as the rateable value is below the threshold. However, we would recommend prospective tenants 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.

RENT

£13,000 per annum exclusive – subject to contract.

SERVICE CHARGE

In addition to the rental figure quoted, a service charge will be levied to cover the cost of shared services within the building.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is:-

E - 103

LEGAL COSTS

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

VAT

VAT to be charged at the prevailing rate.

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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