



**54 Darley Street
Bradford, BD1 3HN**



TO LET (May Sell)

**Ground Floor Retail Premises
Extending to Approximately 101.49 sqm (1,092 sqft)
With First Floor Sales Area/Stores of 69.94 sqm (753 sqft)**

RENTAL: £15,000 Per Annum Exclusive

54 Darley Street, 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, Chirobody, Oxfam etc.

DESCRIPTION

The property comprises a ground floor retail unit offering a further sales/stores at first floor along with WC facilities. The property is suitable for a variety of uses, subject to the necessary planning consent being obtained.

Additional basement storage space can be made available if required. Further information is available upon request.

ACCOMMODATION

The property benefits from the following dimensions and approximate floor areas:-

Gross Frontage 8.34 m (27'4")

Internal Width 7.98 m (26'2")

Built Depth 15.48 m (50'9")

Ground Floor

Sales Area 101.49 sqm (1,092 sqft)

First Floor

Sales/Stores 69.94 sqm (753 sqft)

WC Facilities --- ---

Please Note: Additional basement storage space can be made available if required. Further information is available upon request.

RATING ASSESSMENT

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

Description: Shop and Premises
Rateable Value: £14,500

The Uniform Business Rate for 2018/2019 is 49.3 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.

RENT

£15,000 per annum exclusive.

MANAGEMENT CHARGE

A management charge of 7.5% (plus VAT) will be payable quarterly with the rental.

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 Certificate (EPC) rating for the property is:-

D - 99

BRADFORD CITY CENTRE GROWTH ZONE

The property is situated in the Bradford City Centre Growth Zone and may benefit from rating rebate opportunities. Further details are available from www.investinbradford.com

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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