



**25A White Abbey Road  
Bradford, BD8 8EJ**



**TO LET**

**Ground Floor Retail Unit of Approximately 46 sqm (492 sqft)  
With Additional First Floor Space if Required**

**RENTAL: £12,000 Per Annum Plus VAT**

# 25A White Abbey Road, Bradford, BD8 8EJ

## LOCATION

The property occupies a high profile 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 unit occupies a prominent position fronting City Road and provides a total ground floor area in the region of 46 square metres (492 square feet). Additional first floor accommodation is available should this be required.

## RATING ASSESSMENT

The property will require reassessment on occupation.

## 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

£12,000 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**

**Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)**

**Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)**

(March 2019 – 6246 / MAJB)



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