



UNIT 4 – THE PARKSIDE CENTRE KEIGHLEY ROAD, BRADFORD, BD9 4JR



TO LET

**Retail Unit extending to 117.34 sq. m. (1,263 sq. ft.)
Situated in a Prominent Neighbourhood Retail Scheme
Strategically Located on the A650 – Keighley Road, between Bradford &
Shipley and Anchored by Sainsbury's Local**

RENTAL - £18,500 Per Annum Exclusive

Unit 4 – The Parkside Centre, Keighley Road, Bradford, BD9 4JR

LOCATION

The Parkside Centre is located on the A650, a major trunk road between Bradford & Shipley. The retail units have a prominent main road frontage and are well situated near Lister Park and Bradford Grammar School. The Parkside Centre immediately adjoins The Park Public House.

THE PARKSIDE CENTRE

The Parkside Centre comprises a prominent neighbourhood retail scheme, anchored by Sainsbury's Local. Other tenants include Greggs, Barnado's and Subway. The centre immediately adjoins The Park Public House and includes a customer car park with 34 spaces.

PREMISES

Unit 4 comprises the last remaining retail unit within the scheme. It extends to a total of 117.34 sq. m. (1,263 sq. ft.) and is adjacent to Barnado's, overlooking the car park. Unit 4 is immediately available and, as part of the fit-out, our clients will be installing an aluminium framed shop front and appropriate toilet facilities. Consideration, subject to status will be given to further fit-out including suspended ceiling with recess fluorescent lighting.

RATING ASSESSMENT

The property will require reassessment upon occupation for rating purposes.

The Uniform Business Rate for 2019/2020 is 50.4 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.

PLANNING

The property is understood to benefit from a planning consent for A1, A2 & A5 purposes. Further information available upon request.

LEASE

The property is offered to let on a new lease for a term to be agreed incorporating 5 yearly upward only rent reviews.

RENTAL

£18,500 per annum exclusive – Plus VAT

VAT

We understand that the landlord has elected to charge VAT in relation to the rent.

LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for this property is as follows:-

D – 48

VIEWING

Strictly by prior appointment with the joint letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

Brackenridge Hanson Tate – Tel: 0113 244 9020

E-Mail: robin@bht.uk.com

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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.

13 Park View Court, Shipley BD18 3DZ
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ
Tel: 0113 3891049