



**4/6 DARLEY STREET
BRADFORD
BD1 3HH**



TO LET

**Retail Premises – to be refurbished to a high standard
Immediately adjacent to the new Darley Street Market Building
Suitable for a Variety of Uses (Subject to Planning)**

**Ground Floor Approx. 132.00 sqm (1,421 sqft), Basement 90.0 sqm (969 sqft),
First Floor Approx. 140.00 sqm (1,506 sqft), Second Floor 126.00 sqm (1,356 sqft)**

RENTAL - £65,000 Plus VAT

4/6 DARLEY STREET BRADFORD, BD1 3HH

LOCATION

The property occupies a prime position, immediately adjacent to the new Darley Street Market Building, and situated fronting the pedestrianised section of Darley Street next door to the former Santander Banking Hall being close to the junction of Darley Street with Kirkgate.

The property is close to the main entrance to the Kirkgate Centre with its myriad of multiple occupiers, market and car parks.

DESCRIPTION

The property comprises a substantial prime retail unit, with sales areas at ground and first floor level, together with first floor and basement storage and second floor staff/storage accommodation. The property has a substantial frontage to Darley Street.

The building is to be fully refurbished to a high standard. Further details, plans etc are available upon request.

ACCOMMODATION

Upon completion of the works, the property will have the following approximate dimensions and net internal floor areas:-

Gross Frontage	12.14 m	(39'10")
Internal Width (max)	11.68 m	(38'4")
Shop Depth	16.05 m	(52'8")

Ground Floor

Sales/Staff etc	132.00 sqm	(1,421 sqft)
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Basement

Storage	90.00 sqm	(969 sqft)
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First Floor

Sales	140.00 sqm	(1,506 sqft)
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Second Floor

Staff/Stores	126.00 sqm	(1,356 sqft)
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SERVICES

The property benefits from the provision of mains electric, gas water and drainage.

Please Note: None of these services have been tested and prospective tenants are advised to satisfy themselves as to their condition and type.

OUTGOINGS

The property will require reassessment upon occupation.

The Uniform Business Rate for 2023/2024 is 51.2 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.

TERMS

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed. Any term in excess of 3 years will incorporate regular upward only rent reviews.

RENTAL

£65,000 PA Excl. Plus VAT, payable quarterly in advance. Subject to Lease.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

Upon completion of the refurbishment, an EPC will be commissioned, and provided.

VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful tenant.

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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