

26 DARLEY STREET BRADFORD, BD1 3HH



**SHOP TO LET - WITHOUT PREMIUM
A1 USE**

£32,500 p/a exclusive

**SUBSTANTIAL RETAIL
PREMISES**

6,364 Sq ft

The premises are situated in a prime multiple location immediately adjoining **Marks & Spencer** in the same parade as **Top Shop/Top Man** and **Burton/Dorothy Perkins** whilst opposite **Boots, Primark** and the entrance to the **Kirkgate Shopping Centre**.

Internal Width	35'3"	10.7 m
Ground Floor Sales	1,880 sq ft	174.7 m2
First Floor Sales	1,918 sq ft	178.2 m2
Second Floor Storage	1,343 sq ft	124.8 m2
Basement Storage	1,223 sq ft	113.6 m2
Total	6,364 sq ft	591.2 m2



Lease	A new full repairing and insuring lease for a term to be agreed.
Rent	£32,500 per annum exclusive - WITHOUT PREMIUM.
Rates	Interested parties are advised to make their own enquiries with the Rating Department at the City of Bradford Metropolitan District Council on Tel: 01274 437744.
EPC	Available upon request.
Legal Costs	Each party to be responsible for payment of their own legal costs incurred in the transaction.
Viewing	Contact DMA - Alex Cooper 020 7318 6927 / acooper@dmproperty.com Warren Domb 020 7318 6916 / wdomb@dmproperty.com SUBJECT TO CONTRACT & VAT

The above information is believed to be correct but is intended for guidance only and its accuracy is not guaranteed. It does not constitute an offer and must not be relied on as representation of facts or as otherwise forming the basis of a contract. The vendors or lessors do not, and neither DMA nor their employees have any authority to make or give any representation or warranty in relation to the property.