

On the Instruction of Barclays Banking Group

TO LET

BRADFORD, New Street, Idle, BD10, 9RH



Key Features

Leasehold Available

Viewing

By appointment via this office:

Will Clark

t: +44 113 394 8883

e: will.clark@cbre.com

Nik McCarthy

t: +44 113 394 8855

e: nik.mccarthy@cbre.com

CBRE Limited

6th Floor, Toronto Square
Leeds LS1 2HJ

www.cbre.co.uk/retail

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Location

Idle, a residential suburb of Bradford approximately 4 miles to the north of the city centre and 12 miles to the north-west of Leeds.

The property is situated on a roundabout at the meeting point of the High Street and The Green, the main retail thoroughfare of the town.

Description

The property has two entrances, one of which to accommodate for disabled access.

The ground floor comprises a main sales area, strong room, a lower ground staff room and WC's.

The basement comprises three rooms for storage and an additional room for services.

There is free, on street parking on New Street.

Accommodation

Ground Floor	139.01 sq.m	1,496 sq.ft
Basement	26.53 sq.m	286 sq.ft
Total Floor Area	165.54 sq.m	1,782 sq.ft

Tenure

The property is currently held on a lease expiring 06/07/2028 with a tenant only break option on 07/07/2023.

Rent

The current rent passing is **£11,400** per annum, exclusive of all other outgoings.

Rates

We are verbally informed by the Local Rating Authority that the current Rateable value of the property is £9,200. The UBR for 2018/2019 is 48p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

Available upon request.

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Not to scale.

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