

# FOR SALE/MAY LET CITY CENTRE RETAIL PREMISES



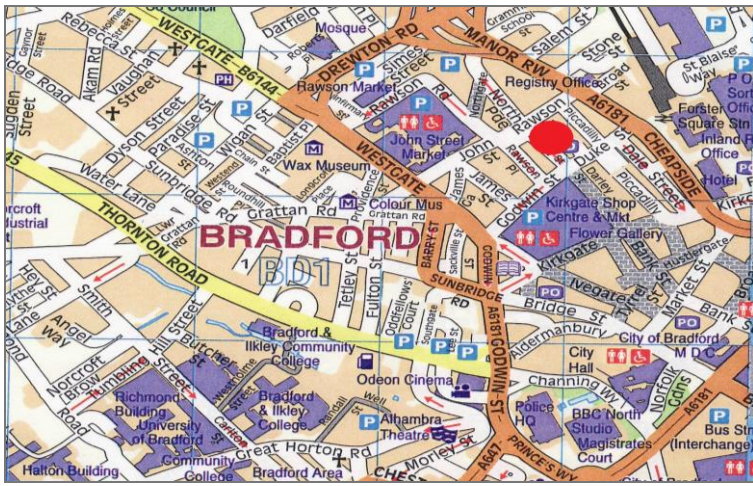
46 DARLEY STREET, BRADFORD, BD1 3HN

PRICE ON APPLICATION

- \ Vacant retail unit over 5 floors.
- \ Scheme proposed on upper floors for 24 apartments.
- \ Core city centre location.

AVAILABLE SPACE  
1,354.16m<sup>2</sup> (14,576sq ft)





## LOCATION

The property is situated within the heart of Bradford city centre upon Darley Street, with the Kirkgate Shopping Centre a very short walk away.

The area provides a mix of long standing national and local occupiers including Primark and Wilko's as well as the Broadway Shopping Centre and Forster Square Retail Park being a short walk away.

To the front of the premises is Pay and Display on street car parking.

## DESCRIPTION

The property offers accommodation over four floors, plus lower ground floor with street access from Darley Street and Upper Piccadilly.

The ground floor and lower ground floor provides sales space and storage as well as benefitting from a clean entrance.

The upper floors are currently used as overspill storage space but do have potential to be converted to residential accommodation, especially given the recent change in permitted development rights for conversion of B1 offices to C3 residential.

UNIT	M <sup>2</sup>	SQ FT
Ground Floor	317.82	3,421
Lower Ground Floor	316.80	3,410
First Floor	301.10	3,241
Second Floor	310.30	3,340
Attic	108.14	1,164
<b>Total Floor Area</b>	<b>1,354.16</b>	<b>14,576</b>

These sizes have been provided by our client and are assumed to be correct.

## RATEABLE VALUE

Description / Shop and Premises

Rateable value / £19,000

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

The premises are offered on a freehold basis.

Price on application.

Leasehold may be permitted – details on request.

## LEGAL COSTS

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

## VIEWING

By prior arrangement with the agents:

Eddisons  
Tel / 01274 734101  
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REVISED JUNE 2019  
SUBJECT TO CONTRACT  
FILE REF / 731.4016A

For more information, visit [eddisons.com/property](http://eddisons.com/property)  
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