SHOP TO LET

A1 SHOP TO LET BRADFORD

Unit 2 Market Street, BD1 1PU



KEY HIGHLIGHTS

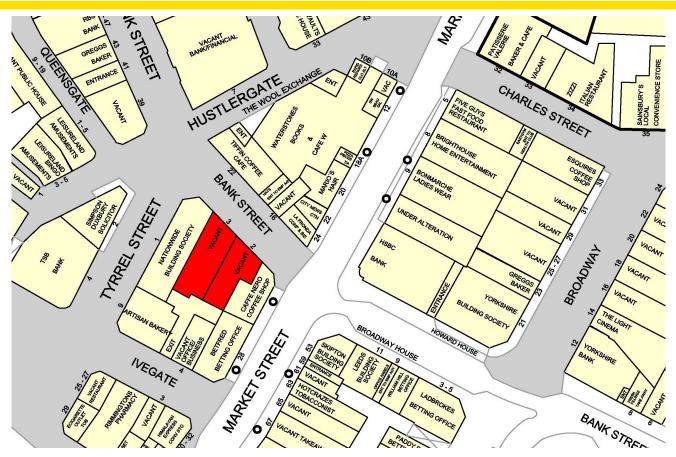
Bradford is a city in West Yorkshire that is located 11 miles to the West of Leeds. The subject property is situated prominently on Bank Street, which adjoins Market Street and Hustlergate. Bank Street is a strong retail pitch in Bradford, with occupiers including **Waterstones**, **Superdrug**, **Tiffin Coffee**, **Halifax** and **RBS**. It also acts as a thoroughfare between the city's two shopping centres, Broadway and Kirkgate.

The property is arranged over two floors comprising the following approximate areas:

Ground	128.3 sq m	1,381 sq ft
First	111.8 sq m	1,203 sq ft
Rent	£35,000 per annum exclusive.	

SAVILLS LEEDS Ground Floor, City Point 29 King Street Leeds LS1 2HL savills.co.uk





Accommodation: Occupiers directly adjacent include Caffe Nero, Nationwide, Betfred as well as a recently completed Artisan Bakery. Other occupiers nearby include Bon Marche, Five Guys, HSBC and Zizzi's

Use Class: A1

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rates Value: £52,000 Rates Payable: (2018/2019): £24,908 Rent: £35,000 pa

Tenure: The property is available by way of a new lease for a term of years to be agreed.

Legal Costs: Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC: Unit 3 is rated E.

Viewing & Further Information: Strictly by prior arrangement only with:

CONTACT

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