

SHOP TO LET

BRADFORD

UNIT 3, MARKET STREET



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.

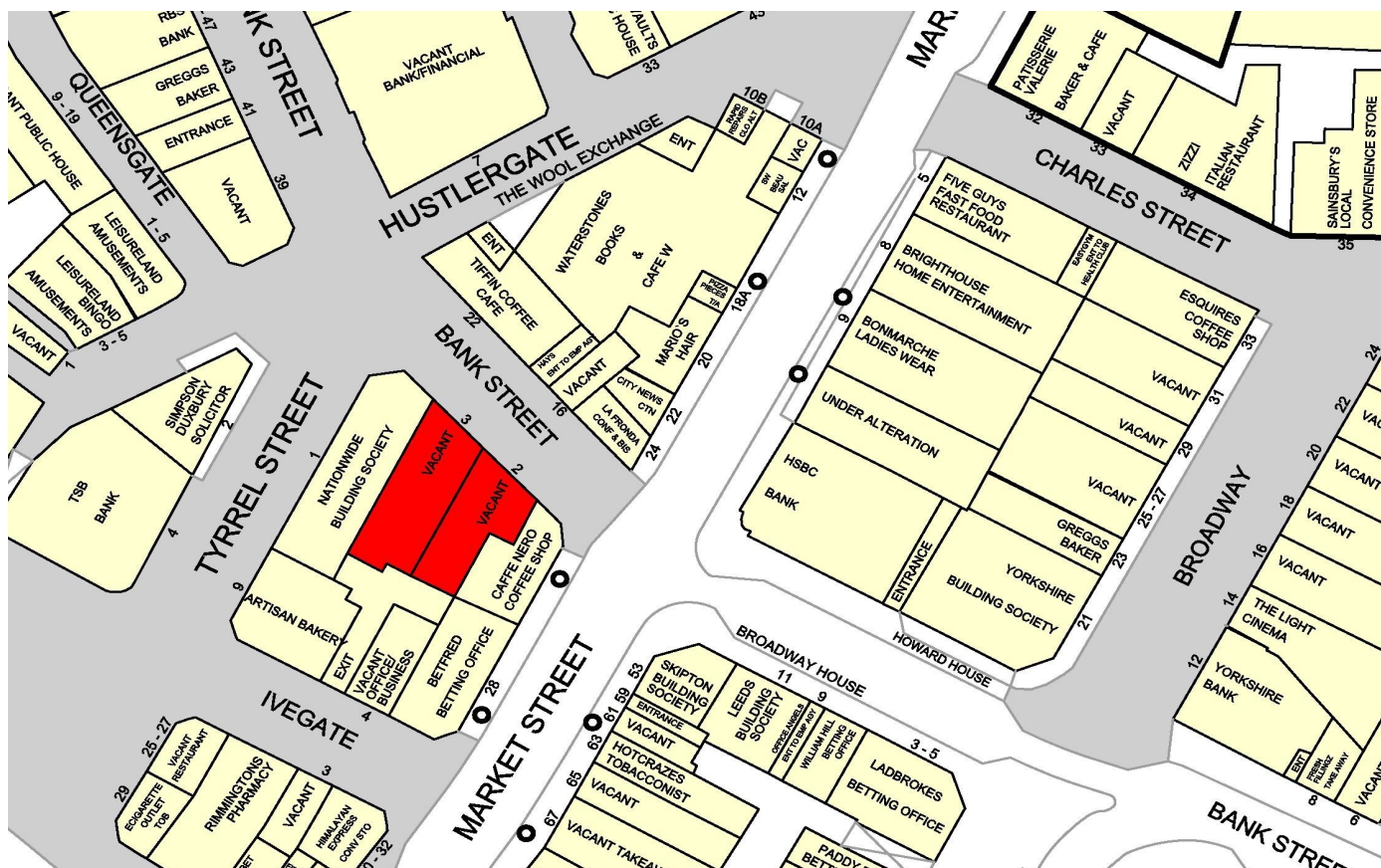
The property is arranged over two floors comprising the following approximate areas:

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

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Ground Floor, City Point
29 King Street
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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**

Rent: £35,000 per annum exclusive.

Tenure: The property is available by way of a new lease on terms to be agreed.

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

Rates

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

Rateable Value: £66,500

Rates Payable: (2018/19): £32,784

(Interested parties are advised to make enquiries with the Local Authority).

EPC: Unit 3 is rated D.

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