



LOCATION

The Broadway Shopping Centre is located right in the heart of Bradford city centre with over 70 shops, kiosks, cafes and restaurants over 570,000 sq ft; with footfall of 10,6 million and rising.

Anchor stores include **Debenhams**, **M&S** and **Next** as well as international retailers including **H&M**, **JD Sports**, **Superdry**, **River Island** along with their latest **kids wear** format.

The subject unit is close to **Smiggle** and **H Samuel**. Other nearby retailers include **Superdrug**, **Deichmann** and **Menkind**.

The Centre also benefits from a 35,000 sq ft extension which includes a 6 screen **The Light Cinema**, **Pizza Express**, **Zizzi** and **Frankie's Burgers**.

ACCOMODATION

The unit provides the following approximate dimensions and gross internal floor area:-

Ground Floor	459 sq ft	43 sq m
--------------	-----------	---------

RENT

£45,000 p.a. exclusive of Rates, Service Charge, Merchants Association Subscription and VAT, payable quarterly in advance.

AVAILABILITY

Subject to vacant possession.

HANDOVER SPECIFICATION

Fitted unit

TENURE

The unit is available by way of a new 10 year lease subject to a 5th year upwards only rent reviews. The lease will be drawn on an effectively full repairing and insuring basis subject to a service charge provision.

RATES

Rateable Value:	£41,000
UBR 2019/2020:	49.1p
Estimated Rates Payable:	£20,131

Interested parties are advised to verify the current rates payable with the Local Authority.

Occupiers may also benefit from a business rate rebate through the City Centre Business Growth Scheme. For more information on eligibility, please contact:

<https://www.investinbradford.com/support/city-centre-business-growth-scheme/>

SERVICE CHARGE

The estimated annual service charge is **£4,447 per annum**.

COSTS

Each party is to be responsible for their own legal costs.

CODE OF PRACTICE

The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available on request.

VAT

References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

EPC

Full report available on request.

VIEWING / FURTHER INFORMATION

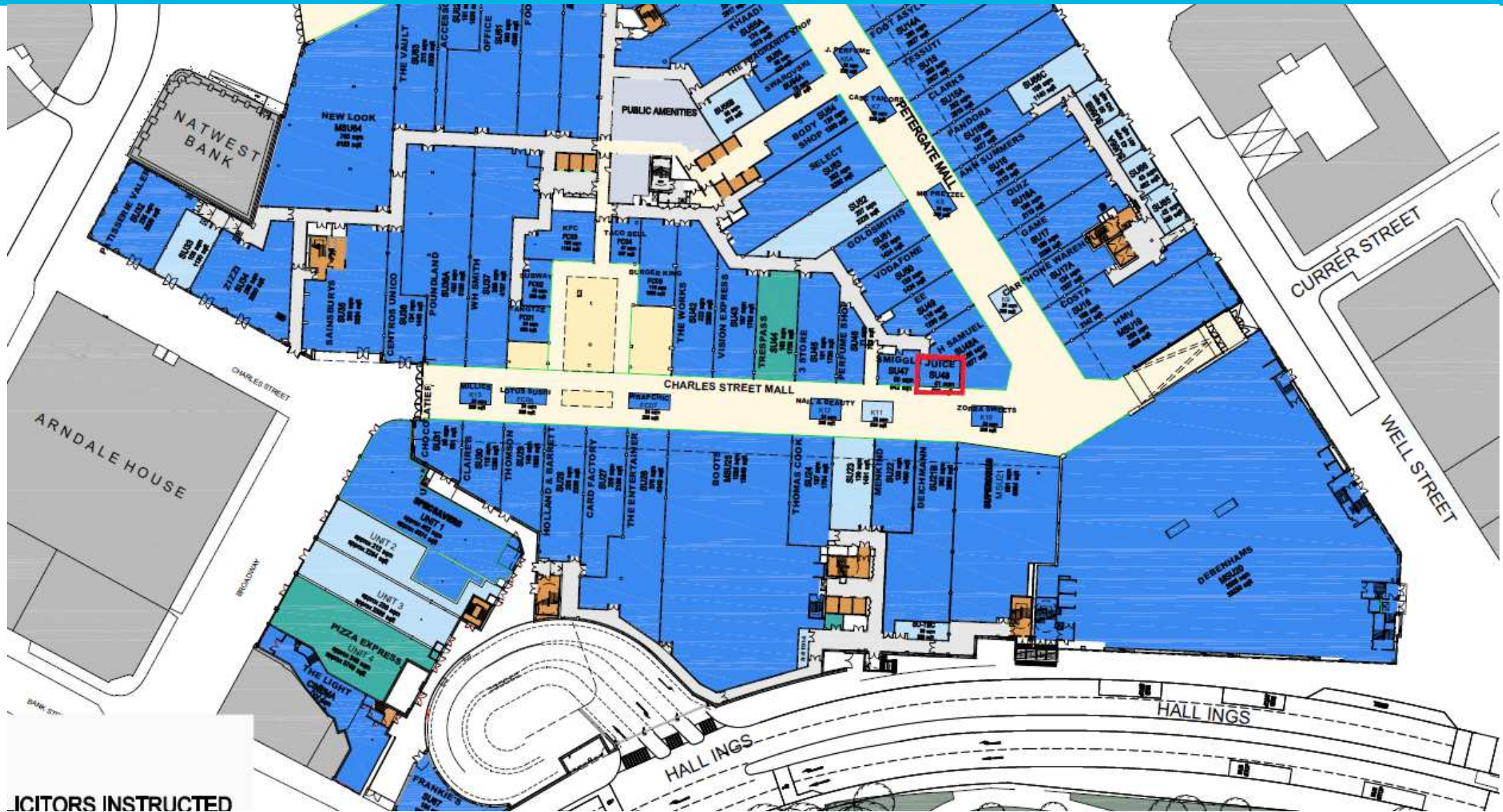
Will Hooper:	williamh@lunson-mitchenall.co.uk	0207 478 4959
John Fowler:	johnf@lunson-mitchenall.co.uk	0207 297 4812

Or our joint agents:	Central Retail	0113 244 8668
----------------------	----------------	---------------

Subject to Contract – June 2019

SU48, THE BROADWAY BRADFORD, SHOPPING CENTRE

LUNSONMITCHENALL



AGENTS INSTRUCTED

IMPORTANT
Lunson Mitchenall Ltd. give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on these as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Lunson Mitchenall Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

020 7478 4950

LUNSON-MITCHENALL.CO.UK