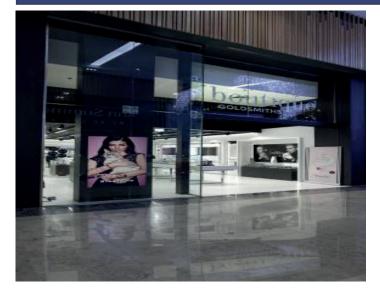
UNIT 51 PETERGATE MALL THE BROADWAY BRADFORD BD1 1AH

ON THE INSTRUCTIONS OF WATCHES OF SWITZERLAND GROUP LTD PROMINENT CLASS A1 PREMISES ONE YEAR CAPITAL CONTRIBUTION







LOCATION

The Broadway is located in the heart of the city centre with both the train stations and the city's main bus and coach stations nearby. The centre also benefits from 1,300 car parking spaces. The premises occupy a prominent location within The Broadway Shopping Centre opposite Pandora with nearby retailers including Marks & Spencer, Debenhams, Boots, Costa, Next and River Island.

LEASE

The premises are held on an effectively full repairing and insuring lease for a term of 10 years from 1 July 2015 subject to 5 yearly rent reviews.

RENT

£100,000 pax. Base rent (80% OMV subject to turnover top up provisions).

INCENTIVES

Incentives available subejct to covenant.

SERVICE CHARGE

£13,844 per annum.

LEGAL COSTS

Each party is to be responsible for it's own legal costs incurred in the transaction.

VAT

VAT will be charged at the appropriate rate, if applicable.

ACCOMMODATION

The premises are arranged on ground floor level, having the following approximate areas;

Ground Floor	1,424 sq ft	132 sq m

RATES

Rateable Value	£91,000
UBR 2020/21	N/A
Rates Payable 2020/21	Nil

As a result of the Government's Expanded Retail Discount Scheme no general rates are payable until 31 March 2021. Interested parties are advised to verify this with, Bradford Council, 01274 437744.

VIEWING

Strictly by appointment through the assignor's sole agents as staff are unaware of the impending sale.

CONTACTS

Jonathan Cowan jsc@stephenkane.co.uk

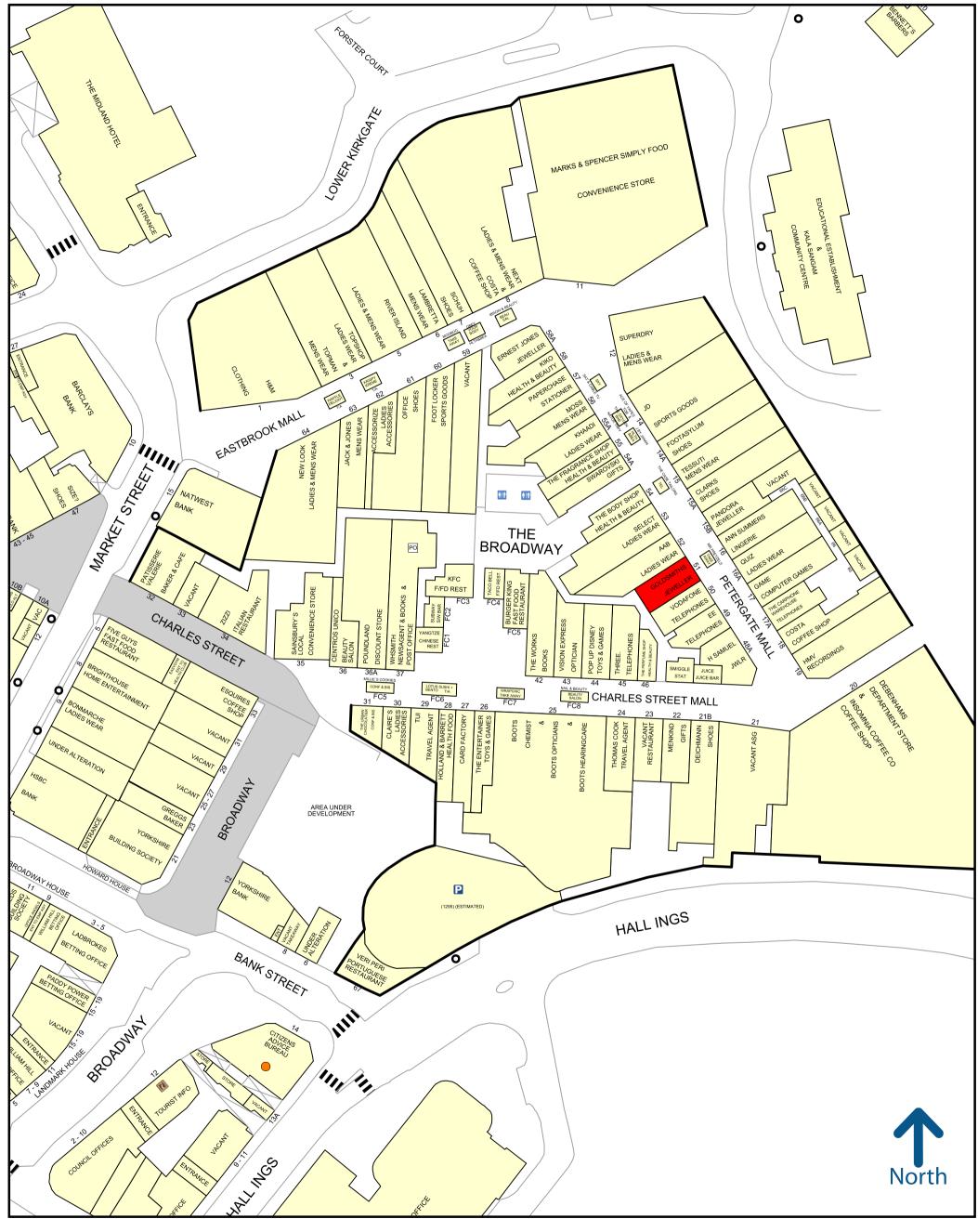
07973 619 090

George Brooke georgebrooke@stephenkane.co.uk

07739 913 888









50 metres

Experian Goad Plan Created: 01/05/2018 Created By: Stephen Kane and Co