

# UNIT 51 PETERGATE MALL THE BROADWAY BRADFORD BD1 7AH

ON THE INSTRUCTIONS OF AURUM 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 subject to covenant.

## SERVICE CHARGE

£13,844 per annum.

## LEGAL COSTS

Each party is to be responsible for its 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
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## RATES

Rateable Value		£91,000
UBR 2018/19		49.3p in the £
Rates Payable 2018/19		£44,863

Interested parties are advised to verify these figures by contacting the local authority, Bradford Council, 01274 437744.

## VIEWING

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

## CONTACTS

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