

TO LET RETAIL/TRADE COUNTER/ LEISURE OPPORTUNITY



STICKER LANE, BRADFORD, BD4 8DN

RENTAL ON APPLICATION

- Lower ground level retail store (part of the Dunelm building).
- Ideal for a variety of retail/trade counter/leisure operators.
- Prominently located and served by extensive car parking facilities.

AVAILABLE SPACE
947.98m² (10,204sq ft)



LOCATION

The accommodation forms part of the Dunelm retail complex which fronts Sticker Lane, the outer Bradford ring road providing access to the M606 motorway which is approximately 1 mile distant.

This particular unit is primarily approached from Bowling Back Lane and is conveniently placed for all local amenities within a mixed use area.

DESCRIPTION

The property comprises the lower ground floor of the Dunelm store and comprises an open retail area approached via two aluminium and glazed entrance areas (with roller shutter security). The space is open plan with canteen, office, toilet and stores facilities partitioned out.

	M ²	SQ FT
Floor Area	947.98	10,204

All mains facilities are we understand available.

The property is served by an extensive surfaced car parking area primarily approached from Bowling Back Lane with space for circa 37 vehicles. Access is also available from Sticker Lane offering good prominence.

RATEABLE VALUE

Description / Retail Warehouse and Premises

Rateable value / £28,500

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available by way of an effective full repairing and insuring lease for a term to be agreed.

Rental - on application.

LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 01274 734101
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SUBJECT TO CONTRACT
FILE REF / 731.3958A

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