



SU07 Eastbrook Mall The Broadway Centre Bradford

- Prime location
- Adjacent to Next
- Tenant break option

Prime lease for sale

Location

A prime fashion unit located on Eastbrook Mall, The Broadway Centre. Nearby retailers include; Next, River Island, Topshop, H&M and Superdry.

Description

The property is arranged over two levels, ground and first floor.

Tenure

The property is held on a 10 year lease expiring on 30 June 2025 inside the Landlord & Tenant Act.

There is a tenant only break option in November 2022. Further details upon request.

Rent

The passing rent is £190,000 per annum exclusive. There is also a turnover rent provision, details upon request.

Accommodation

Approximate net internal areas:

Ground Floor	3,915 sq ft	364 sq m
First Floor	3,215 sq ft	299 sq m

Total: 7,130 sq ft 663 sq m

(Interested parties are advised to verify these areas on site by prior appointment)

Service Charge

£69,907 per annum (approx)

Business Rates

Rateable Value	£129,000
Rates Payable (19/20)	£65,016

Interested parties are advised to verify these figures with the Local Rating Authority.

VAT

All figures are quoted exclusive of VAT, if applicable.

Viewing

Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs:

Subject to contract

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