



**2 NORTH PARADE
BRADFORD
BD1 3HT**



TO LET (May Sell)
Prominent City Centre Retail Premises
With A2 Planning Consent

RENT: £14,750 Per Annum Exclusive

2 NORTH PARADE, BRADFORD, BD1 3HT

LOCATION

The property occupies a prominent corner location at the junction of North Parade and Upper Piccadilly, in the heart of Bradford City Centre. North Parade at this point is the continuation of Darley Street, one of the prime retailing streets in the City Centre, which ultimately links through to the Kirkgate Shopping Centre, Bank Street etc.

Nearby is Rawson Quarter Shopping Centre, the Oastler Centre (formerly John Street Market) etc. Occupiers in the immediate vicinity include Oxfam, Whitegates Estate Agents, Greys Recruitment, Bradford Camera Exchange Company together with many other local retailers.

PROPERTY

Briefly, the property provides the following dimensions and approximate net internal floor areas:-

Gross Frontage (North Parade)	7.47 m (24'6")
Gross Frontage (Upper Piccadilly)	7.32 m (24'0")
Internal Width	7.37 m (24'2")
Shop Depth	7.24 m (23'9")

Ground Floor

Sales Area 50.35 sq. m. (542 sq. ft.)

Basement

Stores 53.42 sq. m. (575 sq. ft.)

First Floor

Ancillary 52.95 sq. m. (570 sq. ft.)

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description: Shop and Premises
Rateable Value: £12,500

The Uniform Business Rate for 2016/2017 is 49.7 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

LEASE

The property is offered to let on a new full repairing and insuring lease for a term to be agreed incorporating upward only rent reviews at the end of each third year of the term.

RENTAL

£14,750 per annum exclusive – subject to lease.

PRICE

Our client may consider a sale of the freehold interest – Price on Application.

MANAGEMENT CHARGE

A management charge of 7.5% (plus VAT – if applicable) will be payable quarterly with the rental.

LEGAL COSTS

The ingoing tenant to be responsible for all legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been commissioned.

VAT

The rental quoted is exclusive of any VAT liability – if applicable.

VIEWING

Strictly by prior appointment with the joint letting agents:

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

Sharma Williamson – Tel: 01274 759955

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(Dec 2015 / Amended March 2017 – 280/MAJB)

MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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