



**First Floor - Market Pavilion
Rawson Place, Bradford, BD1 3QQ**



TO LET

**First Floor Office Accommodation
Approximately 129.13 sq. m. (1,390 sq. ft.)
Suitable for a Variety of Uses – Subject to Planning Consent**

RENTAL - £8,950 Per Annum Exclusive Plus VAT

First Floor - Market Pavilion – Rawson Place, Bradford, BD1 3QQ

LOCATION

The property forms part of The Rawson Quarter development and is situated next to B&M Bargains, near to Wilkinsons and a number of other multiple retailers. It has substantial frontage to Rawson Place and will have a return frontage to Rawson Quarter Shopping Centre Mall.

Rawson Place is a pedestrianised location, which forms a useful thoroughfare from the Kirkgate Shopping Centre through to The Oastler Centre. The Kirkgate Centre includes many national multiples and generates substantial pedestrian flow and also has substantial car parking facilities.

DESCRIPTION

The property comprises a first floor office suite that may be suitable for a variety of uses – subject to the required planning consents being obtained. The property benefits from an approximate net internal floor area of 129.13 sq. m. (1,390 sq. ft.)

Please Note: the ground floor retail unit (currently configured as an Artisan Baker) which extends to 104.52 sq. m. (1,225 sq. ft.) is also available.

Please see marketing particulars for further information.

RATING ASSESSMENT

The property is assessed for Uniform Business Rates as follows:-

Description: Offices & Premises
Rateable Value: £8,100

The Uniform Business Rate for 2018/2019 is 49.3 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.

RENTAL

£8,950 Per Annum Exclusive Plus VAT

VAT

VAT to be charged at the prevailing rate.

SERVICE CHARGE

A service charge will be levied in respect of the upkeep and maintenance of the communal areas.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating for the property is:-

C - 59

VIEWINGS

Strictly by appointment with the Joint Letting Agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Website: www.markbrearley.co.uk

Stoneacre Properties – Tel: 0113 237 0999

Website: www.stoneacreproperties.co.uk

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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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