



**45 Darley Street
Bradford
BD1 3HN**



TO LET

**City Centre Retail Unit
Of Approximately 66.15 sqm (712 sqft)**

RENTAL: £8,000 Per Annum Exclusive

45 Darley Street, Bradford, BD1 3HN

LOCATION

The property occupies a central location fronting onto Darley Street in Bradford City Centre. It is close to the Kirkgate Shopping Centre and other nearby occupiers include Whitegates, Oxfam, Smorgasbord etc.

DESCRIPTION

The property comprises a ground floor retail unit with frontage to Darley Street with rear stores, kitchen and WC facilities. The property may be suitable for a variety of uses subject to the required planning consents being obtained.

ACCOMMODATION

According to our measurements taken on site, the property benefits from the following dimensions and floor areas:-

Gross Frontage	6.55 m	(21'6")
Internal Width	5.66 m	(18'7")
Shop Depth	12.03 m	(39'6")
<u>Ground Floor</u>		
Sales Area/Stores/Kitchen	66.15 sqm	(712 sqft)
WC Facilities	----	----

RATING ASSESSMENT

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

Description: Shop and Premises

Rateable Value: £9,100

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 lease for a term to be agreed. Any term in excess of 3 years will incorporate regular upward only rent reviews.

RENT

£8,000 per annum exclusive

VAT

VAT will be charged at the prevailing rate – if applicable.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:-

D - 85

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(September 2018 – 3498A / CJM)



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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