

## TO LET

**BUSFIELD RETAIL PARK  
WAKEFIELD ROAD  
BRADFORD  
BD4 7QX**

- PROPOSED NEW RETAIL SCHEME
- UNITS FROM 68.4 M2 (736 SQ FT) TO 241 M2 (2,594 SQ FT)
- PROMINENT ARTERIAL ROUTE POSITION
- ESTABLISHED RETAIL/TRADE COUNTER LOCATION



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## Location

The proposed scheme is located in the Bowling area of the City of Bradford around 1 mile south-east of the city centre, occupying a prominent trading position on Wakefield Road (A650), this being one of the city's prime arterial routes.

The location is a popular retail/trade counter area with surrounding occupiers including Screwfix, Topps Tiles, HSS Hire and PDSA Pet Hospital amongst others.

## Description

Planning permission has been secured for a new retail scheme, this to comprise a terrace of 4 retail units together with a separate detached retail/restaurant unit.

The retail units within the terrace are available individually, jointly, or as a whole.

Externally, the scheme provides for a communal staff/customer car park with space for 29 cars.

## Accommodation

The approximate floor areas of the units as proposed are:		
	Sq M	Sq Ft
Unit A	68.4	736
Unit B	68.4	736
Unit C	68.4	736
Unit D	68.4	736
Unit E	241.0	2,594
<b>Totals</b>	<b>514.6</b>	<b>5,538</b>

Floor areas have been provided by the architect for the scheme and are subject to verification.

## Rateable Value

The units will need to be assessed for rating purposes following completion of the development.

## EPC

The units will need to be assessed for EPC purposes following completion of the development.



## Terms

The units are available to let by way of new full repairing and insuring leases on terms to be agreed.

## Rentals

**On application.**

## VAT

Rentals quoted are exclusive of VAT (if applicable).

## Legal Fees

Each party responsible for their own legal fees incurred in any letting transaction.

## Viewing

For further information and viewing arrangements, please contact the sole letting agent:

### Paul Diakiw

Direct Line: 01274 452000

Email: paul.diakiw@walkersingleton.co.uk

Ref: 38354

Jul-20



Raven House, Kingsgate, Bradford, BD1 4SJ

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