

TO LET

Bradford

5/6 Darley Mall &
11 Darley Street,
Kirkgate Centre



Location

The Kirkgate Centre, which enjoys a footfall in the region of 12 million per year, forms a key part of Bradford's core retail area with anchor tenants including Primark, TJ Hughes, New Look, Sports Direct and Poundland.

The subject premises occupy a prime location fronting on to Darley Mall and Darley Street at one of the main entrances to the centre. Other retailers close by include Card Factory and F Hinds.

Opposite the subject premises the Local Authority are starting on site with their works to build the new town centre Market. Further information can be found on the following link:-

<https://www.bradfordmarkets.com/category/new-kirkgate-market/>

Accommodation

The premises currently comprise circa 14,790 sq.ft at ground floor with 2,401 sq.ft at basement level.

The ground floor of the unit can be sub-divided as follows:-

Unit A	5,390 sq.ft
Unit B	2,270 sq.ft
Unit C	4,000 sq.ft

Rent

Upon application.

Tenure

The premises are available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed.

VAT

All prices/ rents are quoted exclusive of VAT.

Business Rates

We understand that the unit has a current Rateable Value assessment at £307,500.

Interested parties should satisfy themselves as to the reassessment by making their own enquiries with the Rates Department at Bradford City Council.

Service Charge

The on-account service charge for the total unit stands at approx. £129,768.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

Energy Performance Asset Rating – Available upon request.

SUBJECT TO CONTRACT

Details prepared November 2019

CONTACT

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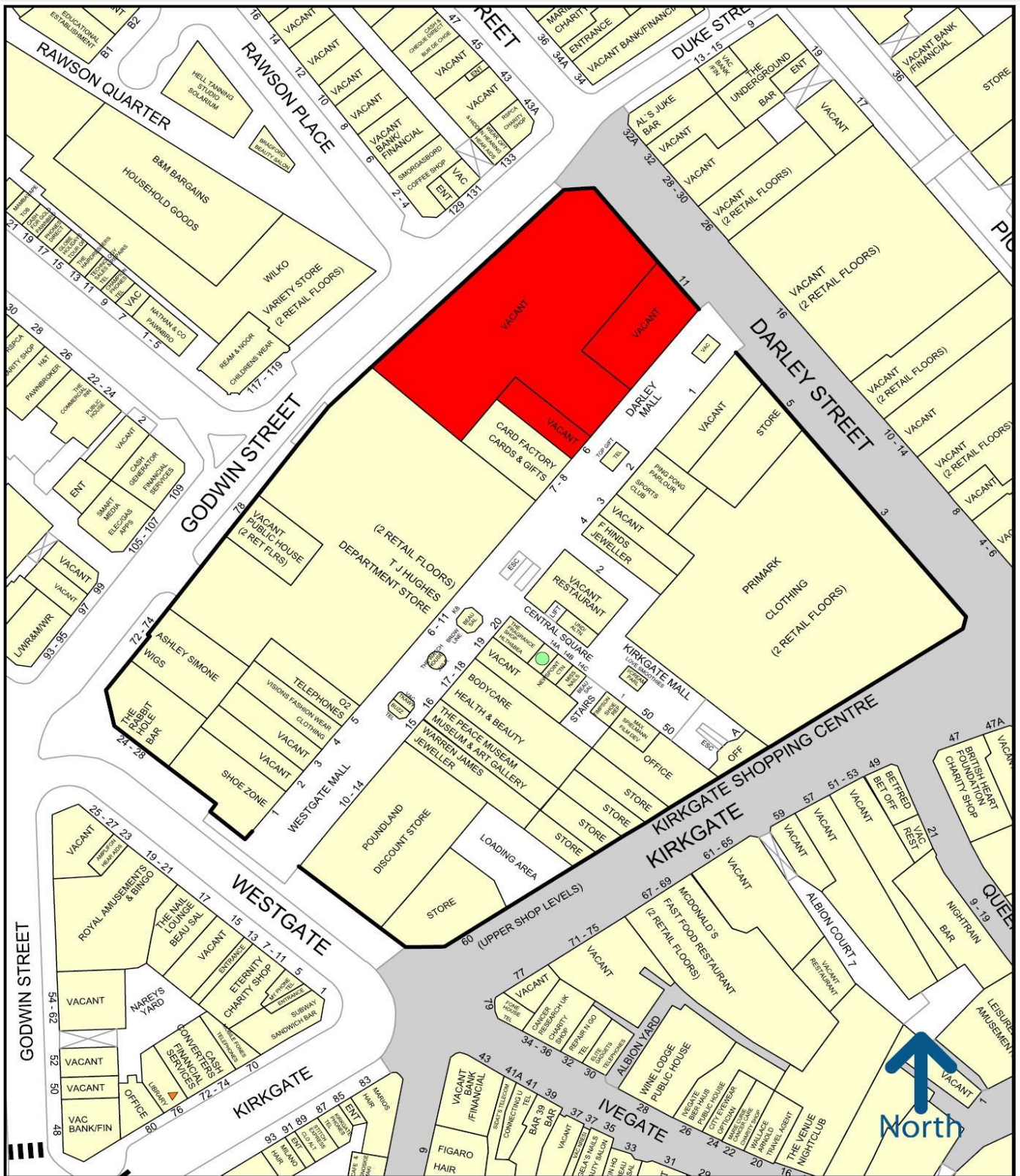
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Not to be used for construction purposes without the approval of the architect and the client. All dimensions are in feet and inches. All dimensions are to the centerline of walls unless otherwise indicated. All dimensions are to the centerline of walls unless otherwise indicated. All dimensions are to the centerline of walls unless otherwise indicated. All dimensions are to the centerline of walls unless otherwise indicated.

KEY DESCRIPTION INITIALS/DATE

KEY: Proposed new retail unit

SALES 4,000 Sq Ft
STORAGE 1,290 Sq Ft
Total 5,290 Sq Ft

708 BLAISE
MISKINGATE MARKET
BRADFORD

PROPOSED TITLE
FORMER BOOTS UNIT SPLIT
PROPOSED GROUND FLOOR (LEVEL 2)
PLAN
STATUS
Information

DATE: 08/19/2019
SEPT 2019 EJB 1:200 A2
JOB NO: 4033 D (T39) 009 00
DRAWING NO: REV

PLANNING
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