



TO LET

Retail unit

976 sq.ft

(90.7 sq.m)

**Unit 3a Bolton Junction Shopping Parade, Bolton Road,
Bradford, BD2 4ST**

- Prominent roadside location approximately 2.5 miles north of Bradford city centre
- Densely populated residential area
- Convenience parade with free customer parking
- Tenants include Premier Stores, William Hill, Dominos and Barnardos

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Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	976	90.7
TOTAL	976	90.7

Description

Bolton Junction Shopping Parade is located approximately 2.5 miles north of Bradford city centre in a densely populated residential area, fronting Bolton Road. The property is a mid-parade unit adjacent to Premier Stores and William Hill, overlooking the customer car park with other neighbouring occupiers including Dominos and Barnardos.

Rent

£14,000 per annum exclusive of VAT, service charge and all other outgoings.

Rates

The property has a Rateable Value of £11,250. Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the business rates department of the Local Authority.

Services

The unit has electricity connected.

Service Charge & Insurance

The service charge is £1,923 plus VAT. The landlord insures the structure and recovers the cost of this from the tenant.



Energy Performance

Further information available upon request.

Planning

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is to be responsible for their own legal & any other costs incurred in any transaction.

Viewing

Strictly via prior appointment with the appointed agents:



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