



Location

The premises are situated in a prominent location on Bradford Mall within the Saddlers Shopping Centre.

Nearby retailers include F HINDS, BODYCARE and BRITISH HEART FOUNDATION.

Tenure

The premises are available by way of a new effectively full repairing and insuring lease subject to 5 yearly upward only rent reviews.

Rent

Upon Application.

Planning

The premises falls under Class E of the Town & Country Planning (Use Classes) Order 2020.

For further information please contact:

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Accommodation

Description	Imperial	Metric
Ground	83.84 sq m	904 sq ft

Business Rates

We understand that the property is assessed as follows from April 2023:

Rateable Value: £20,500

We suggest that all interested parties should verify the above information with the Local Authority.

EPC

The Energy Performance Asset Rating of the premises currently falls within Category C.

A copy of the Energy Performance Certification can be made available upon request.

Service Charge

An annual service charge for the year ended March 2022 is budgeted as being £9,058.21p plus an insurance payment of £196.84p.

VAT

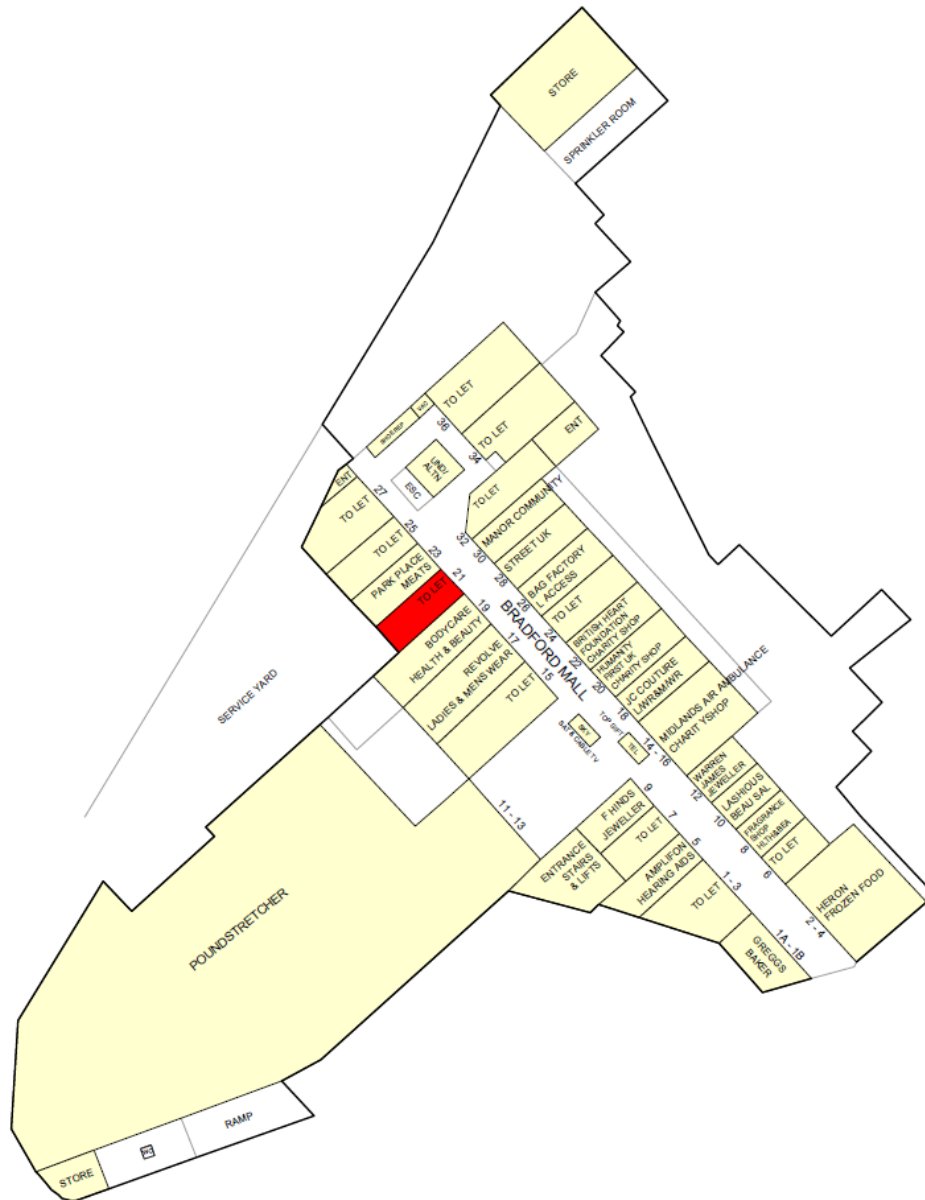
VAT will be charged at the standard rate.

Legal Costs

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

Viewings

Strictly by prior appointment through joint agents Avison Young or Wright Silverwood.



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- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.