

SHOP TO LET



**36 DARLEY STREET
BRADFORD
BD1 3HN**

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Misrepresentation Act: These particulars do not form any part of any offer or contract. They are intended to give a fair description that neither Heaney Micklethwaite nor the Vendor accept responsibility for any error they may contain. All properties are offered subject to contract and availability.

PROPERTY
PARTICULARS

36 Darley Street, Bradford

LOCATION:

The property is located on Darley Street in Bradford City Centre close to the Kirkgate Shopping Centre.

ACCOMMODATION:

The accommodation with the following approximate areas is:-

Ground Floor Sales	1,284 sq ft	119 sqm
Office	70 sq ft	6.5 sqm
Kitchen	32 sq ft	3 sqm

LEASE TERMS:

The property is available on a new lease on effectively full repairing and insuring terms for a term of years in multiples of 5 years with 5 year upward only rent reviews.

RENT:

Rental offers in the region of £20,000 per annum are invited

RATES:

Rateable Value	£12,500
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LEGAL COSTS:

The ingoing tenant will be responsible for both parties legal costs incurred in the transaction.

VAT:

All prices and rents quoted are exclusive of, but may be subject to VAT.

VIEWING:

Strictly by appointment through this office.

**SUBJECT TO CONTRACT AND AVAILABILITY
ALL DIMENSIONS AND AREAS ARE APPROXIMATE**