

## SHOP TO LET



**26 DARLEY STREET  
BRADFORD  
BD1 3HH**

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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

26 Darley Street, Bradford

### **LOCATION:**

The property is situated in Darley Street close to the Kirkgate Shopping Centre.

### **ACCOMMODATION:**

The premises comprise the following approximate dimensions:-

Internal width	7.7m	25'3
Ground Floor Sales	176.4 sqm	1,880 sq ft
First Floor Sales	178.20 sqm	1,918 sq ft
Second Floor Store	124.78 sqm	1,343 sq ft
Basement Store	113.62 sqm	1,223 sq ft

### **LEASE TERMS:**

The property is available on a new 10 year fully repairing and insuring lease subject to an upwards only rent review at the end of year 5.

### **RENT:**

Offers in the region of £50,000 per annum.

### **RATES:**

Rateable Value	£9,400
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### **LEGAL COSTS:**

The incoming 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**