

Heaney
Micklethwaite

Commercial Property Consultants

SHOP TO LET



**32A DARLEY STREET
BRADFORD
BD1 3HH**

32A Darley Street, Bradford

LOCATION:

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

ACCOMMODATION:

The accommodation with the following approximate floor areas is as follows:-

Ground Floor Sales	822 sq ft	76.44 sqm
Ground Floor Store	41 sq ft	3.81 sqm
First Floor Stores	905 sq ft	84.15 sqm
Staff Room	71 sq ft	6.69 sqm

LEASE TERMS:

The property is available on a new full repairing and insuring lease for a term of years to be agreed in multiples of 5 with 5 yearly upward only rent reviews.

RENT:

Rental offers in the region of £25,000 per annum are invited.

RATES:

Rateable Value £5,400

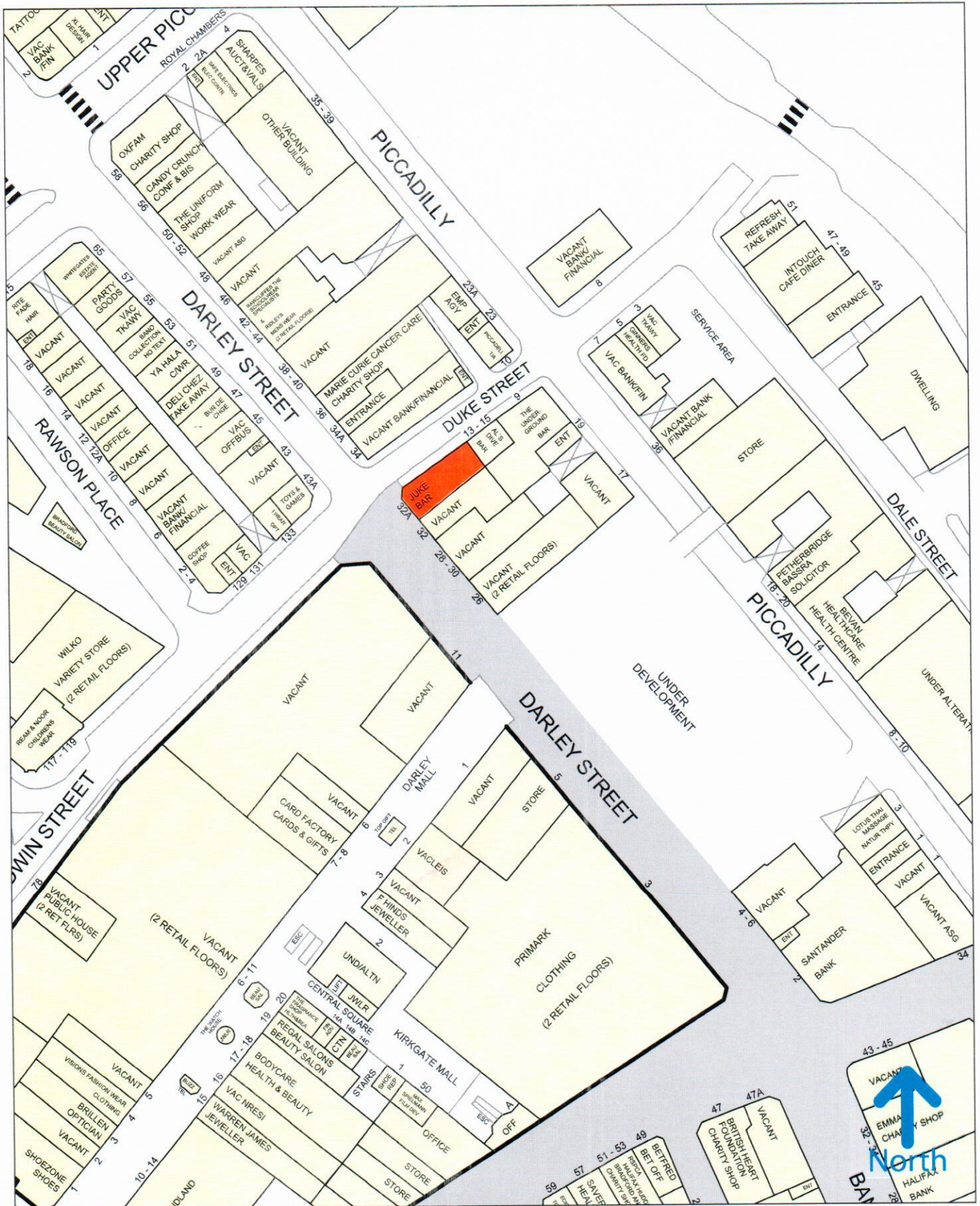
VAT:

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**



50 metres

Experian Goad Plan Created: 03/01/2024
Created By: Heaney Micklethwaite



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For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com

Energy performance certificate (EPC)

32a, Darley Street BRADFORD BD1 3HH	Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1>	Valid until: 28 January 2028 <hr/> Certificate number: 0290-5989-0358-7560-7054
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Property type	A1/A2 Retail and Financial/Professional services
Total floor area	180 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

