

Heaney
Micklethwaite

Commercial Property Consultants

SHOP TO LET



**28/30 DARLEY STREET
BRADFORD
BD1 3HH**

28/30 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:-

Gross Frontage	39.3" ft	11.96 m
Ground Floor		
Sales Area	1,629 sq ft	151.29 sqm
Basement		
Stores	1,073 sq ft	99.69 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 £8,700

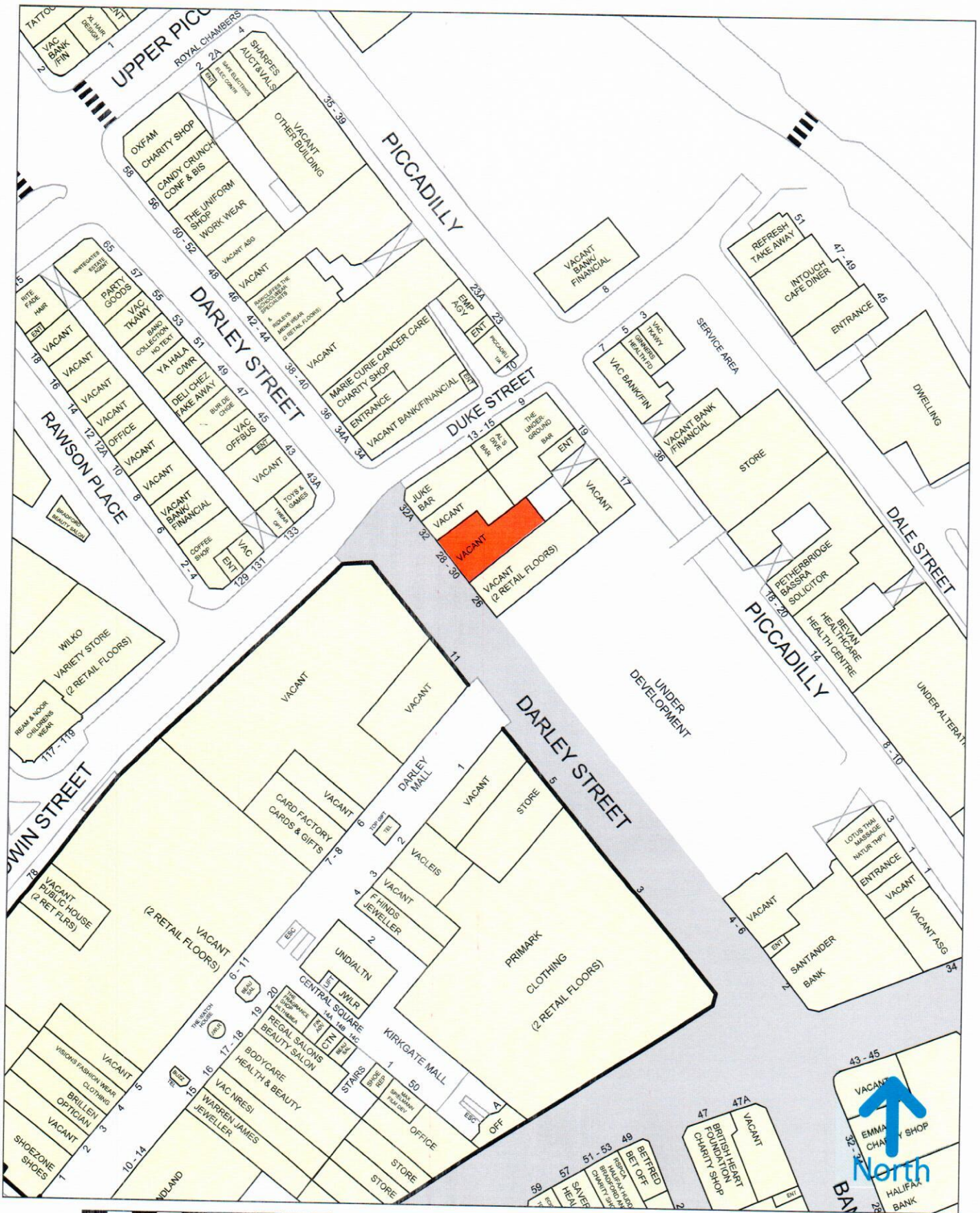
VAT:

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**



Energy performance certificate (EPC)

28-30, Darley Street
BRADFORD
BD1 3HH

Energy rating

F

Valid until: **14 February 2027**

Certificate number: **0920-7907-0343-3400-4080**

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	255 square metres

Rules on letting this property

! You may not be able to let this property.

This property has an energy rating of F. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy rating and score

This property's energy rating is F.

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.

