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Fri	0900 - 17:30
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 Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

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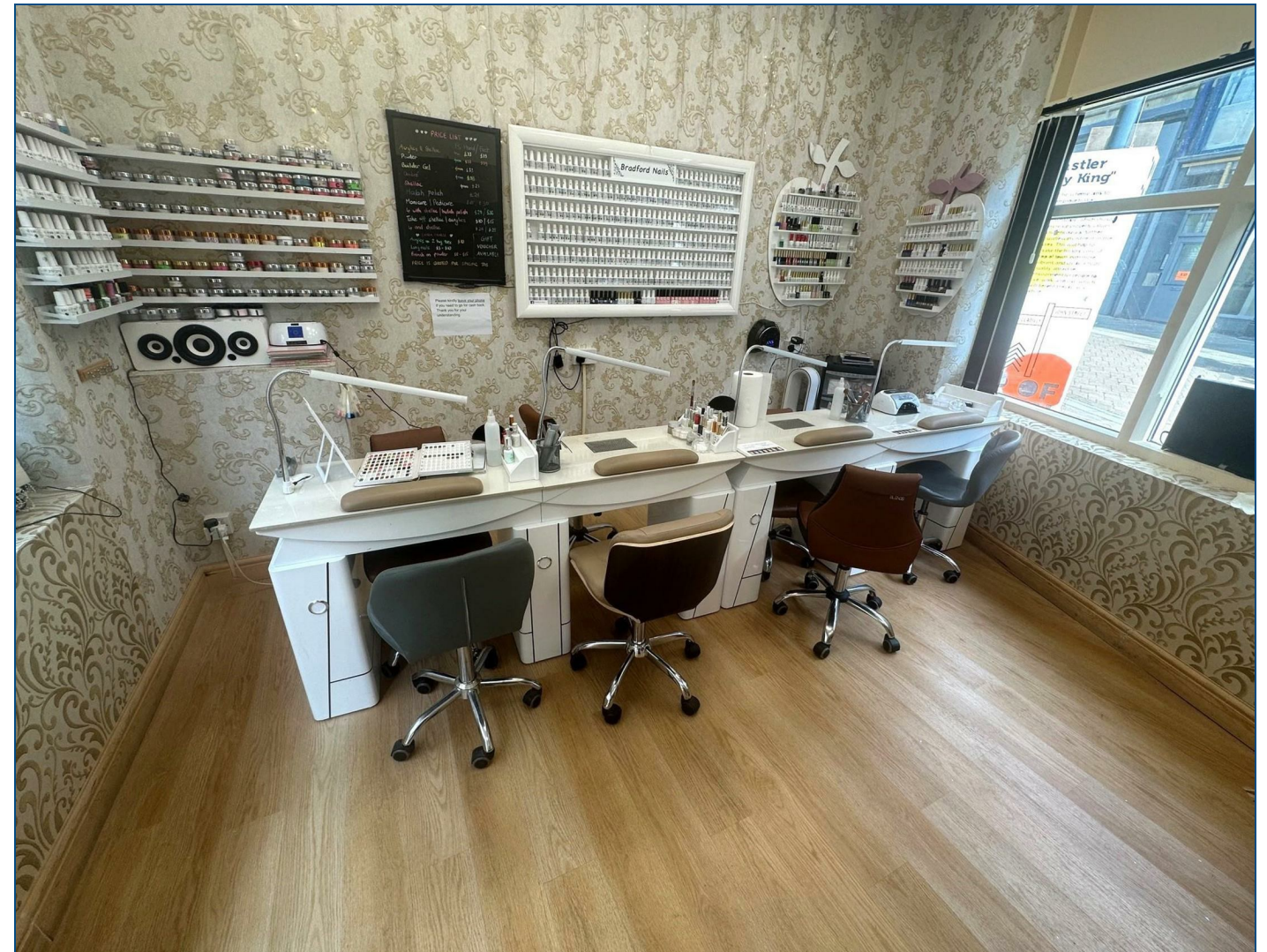


Stoneacre
COMMERCIAL

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3, Market Pavilion, Rawson Place, BD1 3QQ

£5,950 Per Annum

- 368 sq ft
- Central Bradford location

Excellent Central Bradford Location.

Ground floor retail forming part of The Rawson Quarter on Rawson Place a pedestrianised location, which forms a useful thoroughfare from the Kirkgate Shopping Centre through to the Oastler Centre.

The Kirkgate Centre includes many national multiples and generates substantial pedestrian flow and also provides substantial car parking facilities.

Available late September 2024.

LOCATION

The property forms part of The Rawson Quarter on Rawson Place a pedestrianised location, which forms a useful thoroughfare from the Kirkgate Shopping Centre through to The Oastler Centre.

The Kirkgate Centre includes many national multiples and generates substantial pedestrian flow and also has substantial car parking facilities.

DESCRIPTION

Ground floor retail unit is available for occupation late September 2024.

The unit has been occupied as a successful Nail Salon for several years and the owners are now relocating to larger premises.

ACCOMMODATION

The property offers the following accommodation:-

Ground floor Sales area 368 sq ft 34.19 m2

plus w/c

TERMS

The property is available by way of a new Full, Repairing & Insuring Lease £5,950 per annum. plus vat.

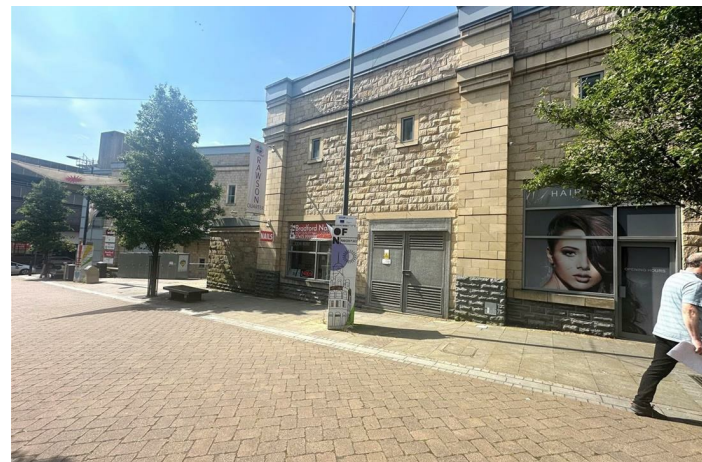
plus:-
5% Management charge plus vat.

BUSINESS RATES

The property has been assessed by the Valuation Office Agency at £4,700RV.

100% Small Business Rate relief (subject to status) ZERO PAYABLE

Interested parties are advised to make their own inquiries in this respect.



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-
9300-3172-6702-9481-3106
Rating C-70

This can be viewed on www.gov.uk/find-energy-certificate.

VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999.

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MISDESCRIPTIONS ACT 1991

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Details prepared August 2024

