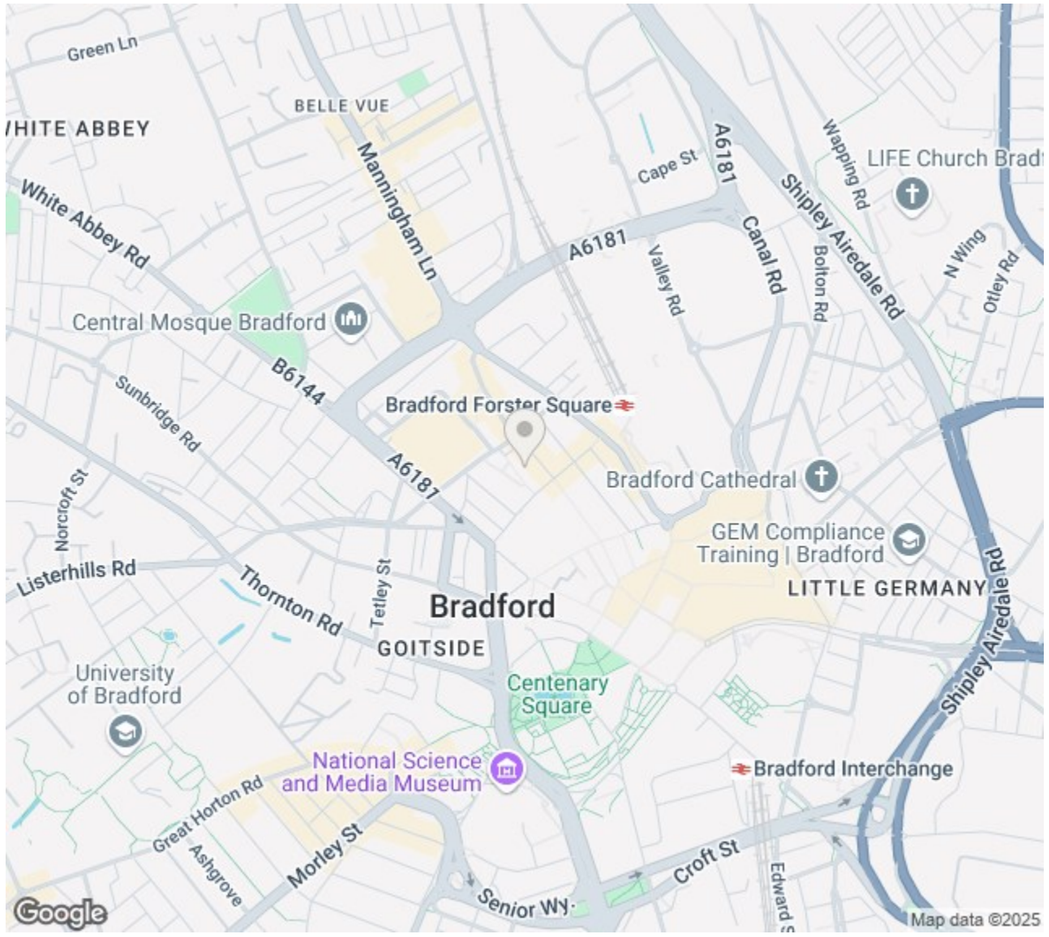

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Mon	0900 - 17:30
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Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ
Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

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LS7 4NZ

01132370999
peter@stoneacreproperties.co.uk
www.stoneacreproperties.co.uk

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 NOW

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 occuption 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.

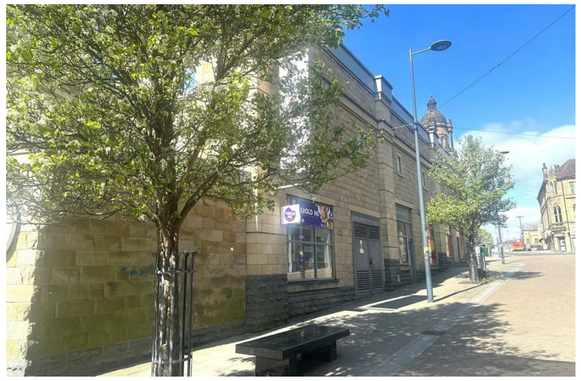
plus:-
5% Management charge plus vat.

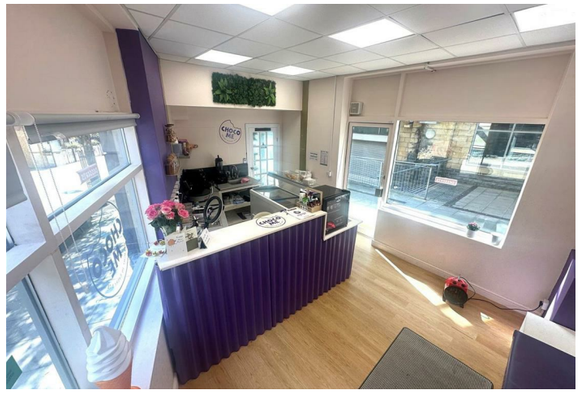
BUSINESS RATES

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.

MISREPRESENTATION ACT

Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:-

1.The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.

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3. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property.

4.All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTIONS ACT 1991
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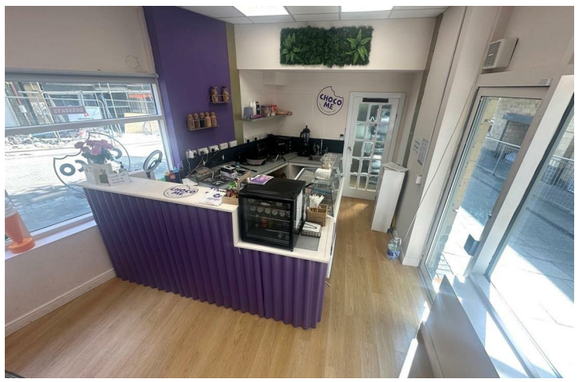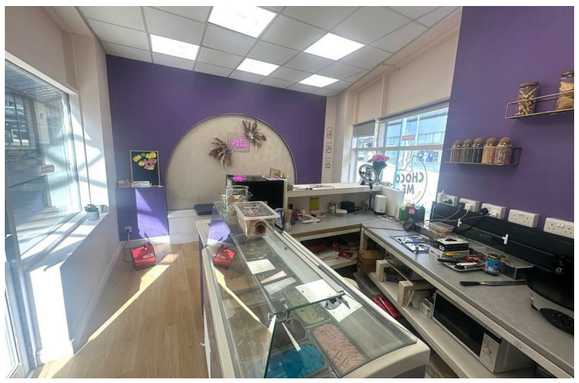
ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.
Details prepared April 2025