



SHOPPING CENTRE PROPERTY / CLASS A1
2 Darley Mall Kirkgate Shopping Centre, Bradford



Rent: £27,500 PA

Area

1,434 Sq ft / 133 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

Jonathan Newns

Mob: 07796 686469

Email: jonathan@barkerproudlove.co.uk

Phil Coombes

Mob: 07715 678426

Email: phil@barkerproudlove.co.uk

Location:

The Kirkgate Centre forms a key part of Bradford's core retail area with unique offerings including a 110,000 sq ft Primark alongside many well known names including New Look, Sports Direct and Poundland. Additionally Kirkgate is home to the renowned Kirkgate Market.

The subject premises occupy a prime location on Darley Mall close to one of the main entrances and adjacent to Carphone Warehouse. Other retailers close by include Virgin Media, Card Factory, Yours Clothing and Primark.

Demise:	Sq Ft	Sq M
Ground Floor Sales	1434	133.22

Rent:

We are seeking rental offers in the order of £27,500 per annum exclusive.

Tenure:

The premises are available to let by way of a new effective full repairing and insuring lease for a terms of years to be agreed.

Business Rates:

We understand that the unit is assessed under the 2017 revaluation at £28,250.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Bradford City Council.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

Service Charge:

The on-account service charge for the year 2020 is to be confirmed.

EPC:

Energy Performance Asset Rating - D

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

February 2020

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2020

