RAWSTRON ◆ JOHNSON

RETAIL AND LEISURE PROPERTY CONSULTANTS

BRADFORD • VICTORIA SHOPPING CENTRE • MORRISONS SUPERMARKET • UNIT 3 • BD8 9BN

SUPERMARKET UNIT TO LET

LOCATION

Bradford is a large city in West Yorkshire, located approximately 9 miles west of Leeds. The city has a population of 467,000 (Census, 2011).
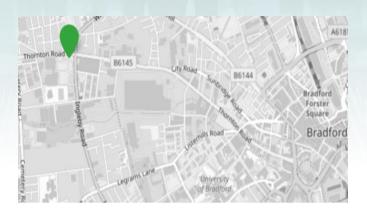
Morrison's is one of the principal supermarkets in Bradford, providing a range of services for the surrounding areas. These include but are not limited to: Café, Pharmacy, fishmonger, butcher, baker and dry cleaning. The wide range of in-store services on offer with long opening hours attracts high footfall from the local catchment.

The Morrisons Bradford Victoria supermarket is located 1.5 miles west of Bradford city centre, nearby to the junction of the Thornton Road and Ingleby Road. The supermarket forms part of the Victoria Shopping Centre which is also occupied by **The Range**, **Specsavers** & **B&M**.

The subject unit occupies a prominent in-store position overlooking the checkouts. Other nearby occupiers include **Max Spielmann**, **Card Factory** and **Timpsons**.

TERMS

The unit is available by way of new effective full repairing and insuring lease at a commencing rent of £10,000 per annum exclusive.

ACCOMODATION

The property is arranged over ground floor and provides the following net internal areas:

Ground Floor Sales	537 sq ft (49.86 sq m)

RATING

We understand that the premises have been assessed for business rates as follows:

Rateable Value: £11.500

Interested parties are advised to make their own enquiries for an accurate assessment and information regarding any relief which may be available.

EPC
An EPC will be made available on request.

LEGAL COSTS
Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT
All figures quoted are net of VAT but VAT will be payable in respect of this property.

VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson – 0113 450 7000

email liam@rj-ltd.co.uk or adrian@rj-ltd.co.uk

SUBJECT TO CONTRACT