

BRADFORD • THE EXCHANGE • UNIT 8

ACCOMODATION

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

Ground Floor Sales: 1,120 sq. ft (104.05 sq. m)

RATING

We understand that the premises will need to be reassessed for business rates.

Interested parties are advised to make their own enquiries with the local rating authority 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: david@rj-ltd.co.uk or liam@rj-ltd.co.uk

Or our joint agents: BKL Property Consultants – 07932 683 686

SUBJECT TO CONTRACT

LOCATION

As the UK's 6th largest City with a district population of 546,400 (Bradford City Council), Bradford has a superb retail offer. The city centre is home to several household names including **Primark, Marks and Spencer, Next, River Island, H&M** and **The Light Cinema**.

The property occupies a prime location on Market Street close to the entrances to the Broadway Shopping Centre. The premises are immediately adjacent to **Metro Bank** and other occupiers represented nearby include **Sainsbury's Local, Zizzi, Tiffin Coffee, Easy Gym, Waterstones** and **Caffe Nero**.

TERMS

The unit is available by way of new effective fully repairing and insuring lease at a commencing rent of £32,500 per annum exclusive.

The Tenant will be liable for service charge and insurance costs. Please enquire for further details.





50 metres

Experian Goad Plan Created: 17/03/2023
Created By: Rawstron Johnson



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