

## **BRADFORD - MORRISONS SUPERMARKET - BD8 9BN**





# PROMINENT EXTERNAL FACING RETAIL UNIT TO LET

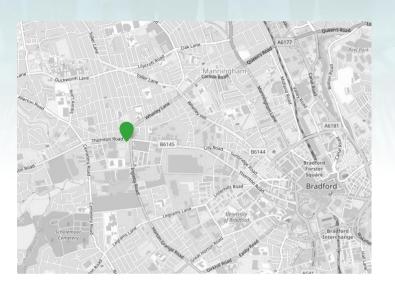
# LOCATION

Bradford is located 9 miles west of Leeds and 15 north of Huddersfield. The city has a population of 560,194 (Census, 2023).

Morrisons is one of the main supermarkets in this area of Bradford and provides a range of in-store services for the surrounding suburbs.

The supermarket also accommodates complimentary retailers including **Card Factory**, **Timpson's** and a pharmacy.

The subject unit occupies a prominent external position, situated between the main store and **Specsavers** and **B&M**, overlooking the busy surface carpark. **The Range** are also located close by.



### **RATING**

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

Rateable Value: £28,750

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.

## **TERMS**

The unit is available by way of new effective full repairing and insuring lease at a commencing rent of £27,500 per annum exclusive.

The tenant will also be liable for Service Charge and Insurance costs. Further details available upon request.

### **ACCOMODATION**

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

Ground Floor Sales | 1,554 sq ft (144.37 sq m) \*subject to on site verification.

## **VIEWINGS**

Strictly via prior appointment through the letting agents Rawstron Johnson  $-0113\,450\,7000$ 

email <a href="mailto:liam@rj-ltd.co.uk">liam@rj-ltd.co.uk</a> or <a href="mailto:adrian@rj-ltd.co.uk">adrian@rj-ltd.co.uk</a>

#### **SUBJECT TO CONTRACT**

