

BRADFORD

THE XCHANGE

BD1 1HA



LAST BROADWAY UNIT TO LET

Planning for New Class E and former A4/A5 uses

Our Retail and Leisure line-up includes:



Located at the centre of Bradford's new retail, restaurant and leisure core, adjacent to The Broadway Bradford Shopping Centre.

- Bradford is the 8th largest economy in England
- The economy is projected to grow by 25% over the next 10 years
- Bradford is the youngest city in the UK. Almost 25% of the population is under 16 years old
- Core catchment population – 334,500 and a shopper population of 139,000
- A university with 8,500 students
- A new 6 screen cinema directly opposite and 1,300 car spaces within 2 minutes walk



Recently fitted unit, complete with double-height glazed shopfront, HVAC system, suspended ceiling, manager's office & staff toilets.

Ideal for retail, restaurant and coffee uses.

Frontage	22 ft
Built Depth	82 ft
Ground Floor Sales	1,593 sq ft
Rent	£42,500 pax
Service charge	£2,981.41
Rateable value	£20,000
Rates payable	£9,980

The unit is located on the city's prime pedestrianised retail and restaurant zone, directly opposite The Light Cinema.

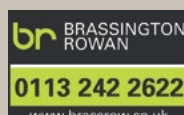


Possible external seating on the pedestrianised streetscape directly outside the unit.

FOR FURTHER INFORMATION PLEASE CONTACT:



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