BRADFORD

48 DARLEY STREET

FULLY-FITTED SHOP TO LET WITH HISTORIC A2 CONSENT

LONG LEASEHOLD SALE ALSO CONSIDERED

LOCATION
The property occupies a good secondary location on Darley Street amongst **Rawcliffes Schoolwear, The Uniform Shop, Whitegates Estate Agents, Oxfam** and **Candy Crunch.**

Upper Darley Street is a link between the independent shops, bars and cafes in **North Parade** and the new **Darley Street Market**.

The property benefits from **on-street parking** and the **661 spaces** in the **Kirkgate Shopping Centre** multi-storey car park close by.

DARLEY STREET MARKET
A new £23m venue comprising three floors of lifestyle merchandise, fresh food and kitchen-style catering together with seating for up to 500 customers, outdoor communal seating and event space.
(see www.bradfordmarkets.com).

ACCOMMODATION
We are advised the property offers the following approximate dimensions and net internal floor areas:

Gross Frontage	5.79 m	19'0"
Internal Width	5.36 m	17'7"
Shop Depth (max)	13.35 m	43'9"
Ground Floor Sales	65.22 sq m	702 sq ft
First Floor Ancillary	66.59 sq m	706 sq ft
Basement Ancillary	75.43 sq m	812 sq ft
Second Floor		Limited access
Third Floor		Limited access

EPC
The Energy Performance Asset rating is Band E (105). A copy of EPC certificate is available upon request.

LEASE
A new FRI sub-lease is available for a term to be agreed at an initial rent of £ 12,000 p.a.x, subject to 5 yearly upward only rent reviews.

LONG LEASEHOLD INTEREST
A sale of the head-lessor's c.40 year unexpired leasehold interest will also be considered. Offers are invited. Further details on request.

COSTS
Each party is to be responsible for their own costs incurred in the transaction.

RATES
We are advised the property is assessed as follows:-

Rateable Value (April 2023)	£5,400.00
UBR (2025/2026)	49.9p

For further details visit www.voa.gov.uk or contact the local Rating Authority. The Rates Payable may be subject to small business and/or other reliefs.

VAT
Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

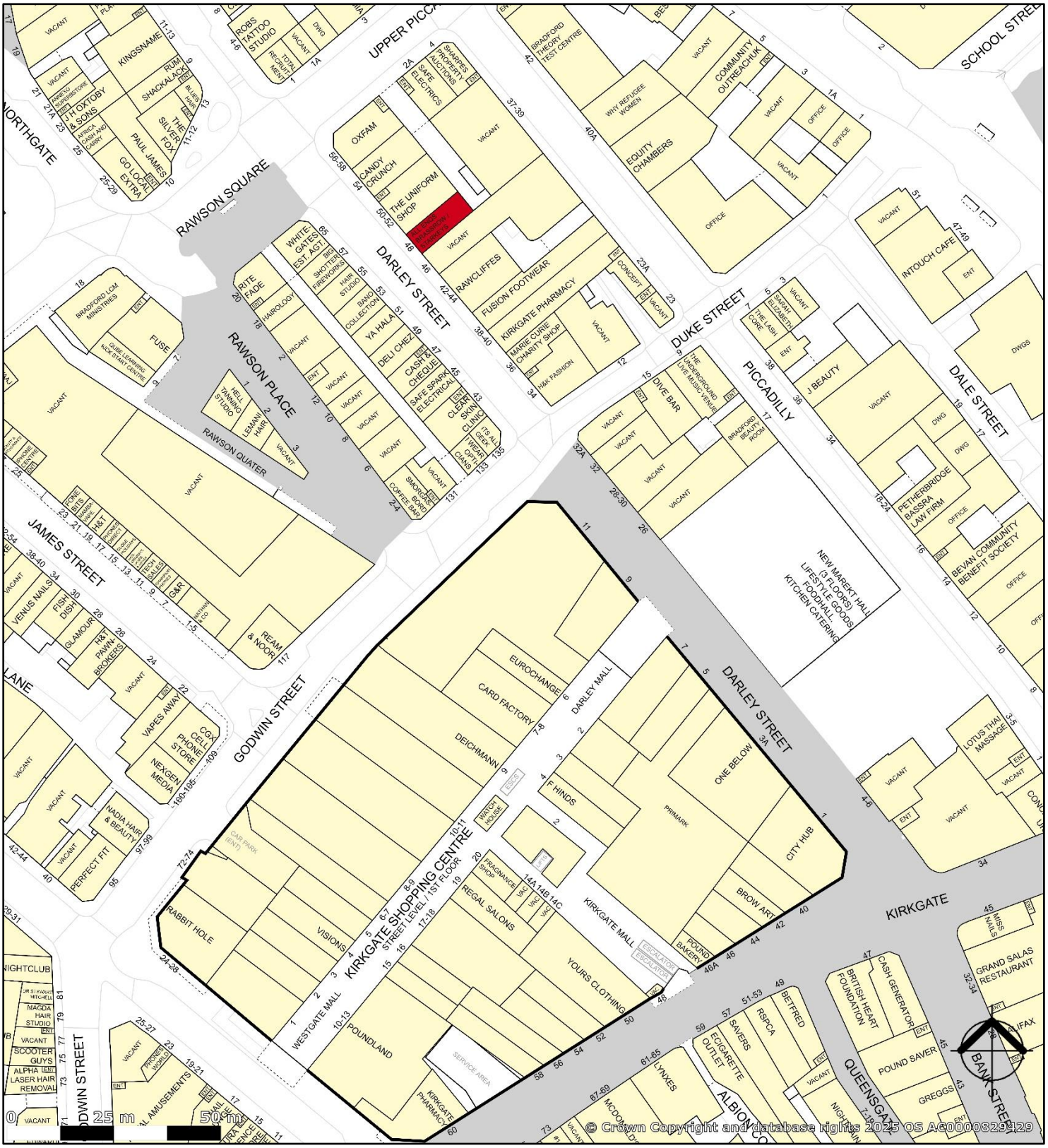
VIEWING & FURTHER INFORMATION
For further details or viewing arrangements please contact Brassington Rowan:

John Birtwistle M: 07711 646990
E: john.birtwistle@brassrow.co.uk

Jason Oddy M: 07718 159671
E: Jason.oddy@brassrow.co.uk

Or our joint agent, Andrew Ward at Starkeys
(tel. 01274 307910).

SUBJECT TO CONTRACT



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