

TO LET RETAIL UNIT WITH A1, A2 & A5 consent



UNIT 4, THE PARKSIDE CENTRE KEIGHLEY ROAD, BRADFORD, BD9 4JR

LOCATION

The Parkside Centre is located on the A650, a major trunk road between Bradford & Shipley. The retail units have a prominent main road frontage and are well situated near Lister Park and Bradford Grammar School. The Parkside Centre immediately adjoins The Park Public House and comprises a prominent neighbourhood retail scheme, anchored by Sainsbury's Local. Other tenants include Greggs, Barnardo's and Subway. The centre immediately adjoins The Park Public House and includes a customer car park with 34 spaces.

DESCRIPTION/ACCOMMODATION

Unit 4 comprises the last remaining retail unit within the scheme. It extends to a total of **117.34 sq. m. (1,263 sq. ft.)** and is adjacent to Barnardo's, overlooking the car park. Unit 4 is immediately available and, as part of the fit-out, our clients will be installing an aluminium framed shop front and appropriate toilet facilities. Consideration, subject to status will be given to further fit-out including suspended ceiling with recess fluorescent lighting.

LEASE

The property is available on a new FRI lease for a term of years to be negotiated, subject to rent review at a rent of **£18,500 per annum exclusive**.

PLANNING

The property is understood to benefit from a planning consent for A1, A2 & A5 purposes. Further information available upon request.

RATES

The property will require reassessment upon occupation.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (48). A copy of the EPC is available on request.

LEGAL COSTS

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

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING:

Robin Hanson

T: 0113 244 9020

E: robin@bht.uk.com

Subject to Contract
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Tel: 0113 244 9020 / www.bht.uk.com

Misrepresentation Act

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