

RETAIL UNIT TO LET



UNIT 3, 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.

SITUATION

The Parkside Centre comprises a prominent neighbourhood retail scheme, anchored by Subway and Greggs. The centre immediately adjoins the Kashmiri Aroma Restaurant and includes a customer car park with 34 spaces.

DESCRIPTION

Unit 3 comprises of a single storey shop unit with open-plan sales area to the front with staff office/store and WC facilities to the rear.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	6.91m	22'8"
Internal Width	6.84m	22'5"
Shop Depth	22.87m	75'0"
GF Sales	138.27 sq.m.	1,488 sq.ft.
GF Office	17.96 sq.m.	193 sq.ft.

RENTAL

£28,500 per annum exclusive.

Tel: 0113 244 9020 / www.bht.uk.com

LEASE TERMS

The property is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

There may be the opportunity to combine the unit with the adjoining unit to create one unit of circa 2,944 sq.ft. (273.51 sq.m). Further information available on request.

RATES

We understand the property has a Rateable Value of £19,250.

We recommend all interested parties make their own enquiries with the Local Rating Authority to determine the actual rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property was independently assessed and certified as falling within Band B (50) but this has now expired, and a new Certificate will be available shortly.

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

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Subject to Contract
Nov 2020



Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.