



LOCATION

Bradford is the UK's 6th largest city, with a district population of 467,000. The fully enclosed Kirkgate Shopping Centre is one of Bradford's prime retail destinations where key tenants include Primark (80,000 sq ft), New Look, Argos, Poundland and Sports Direct.

Other amenities include the Kirkgate Indoor Market and 661 space multi-storey car park.

The subject premises occupy a prime location on Darley Mall adjacent to a unit under offer to a major fashion retailer. Retailers close by include Officers Club, The Fragrance Shop, Bodycare, and Yours.

TENURE

The premises are available by way of a new full repairing and insuring lease, for a term of years to be agreed.

RENT

£85,000 per annum exclusive of rates, service charge and VAT.

EPC

A copy of the EPC is available upon request.

Accommodation

Ground Floor Sales	483.00 sq m	5,200 sq ft
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Upper floor ancillary space available subject to terms offered.

Business Rates and Service Charge

Rateable Value	tbc
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The unit is currently part of a merged assessment.

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with Bradford City Metropolitan District Council.

Service Charge	tbc
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For more information, please contact:

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BRADFORD CITY CENTRE GROWTH ZONE

The property is within the Bradford City Centre Growth Zone which offers to support new businesses and existing business growth. Where applicable, this provides:

- Business Rate rebate incentives for eligible businesses, worth up to £16k per job. Businesses must be creating new jobs through expansion or relocation.
- A one off rebate to cover any increased rates bill from new space, up to a maximum of 200,000 Euros (sterling equivalent) granted over any rolling three year period (European Regulations).
- A package of assistance to include property improvements and/or the purchase of machinery or equipment along with a business rate rebate (subject to job creation), available to property owners or tenants in identified Priority Streets wanting to bring vacant ground floor premises with an identified end user back into commercial use.

For further information visit: <http://www.investinbradford.com/city-centre/city-centre-growth-zone.html>

