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UNIT 51 PETERGATE MALL, THE BROADWAY, BRADFORD BD1 1AH

E CLASS RETAIL OPPORTUNITY – LEASE ASSIGNMENT

1,424 SQ FT / 132 SQ M

VACANT – IMMEDIATE POSSESSION

K | **STEPHEN KANE & COMPANY**
DELIVERING EXCELLENCE SINCE 1992

UNIT 51 PETERGATE MALL, THE BROADWAY, BRADFORD BD1 1AH

LOCATION

The premises occupy a prominent location within The Broadway Shopping Centre opposite Pandora with nearby retailers including Marks & Spencer, Boots, Costa, Next and River Island. The Broadway is located in the heart of the city centre with both the train stations and the city's main bus and coach stations nearby. The centre also benefits from 1,300 car parking spaces.

TERM

The premises are held on an effectively full repairing and insuring lease for a term of 10 years from 01 July 2015.

RENT

£100,000 pax. Base rent (80% OMV subject to turnover top-up provisions).

SERVICE CHARGE

£13,844 per annum.

ACCOMMODATION

The premises are arranged over ground floor only having the following approximate area;

Ground floor	1,424 Sq Ft	132 Sq M
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RATES (2023/24)

Rateable value:	£48,000
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Rates payable (UBR multiplier: £0.499):	£23,952
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A business may be entitled to 75% off the chargeable amount, up to a figure of £110,000, from 1 April 2023 to 31 March 2024. All interested parties should verify the business rates with the relevant local authority.

EPC

An EPC will be made available upon request.

LEGAL COSTS

Each party to bear their own costs

VAT

VAT will be charged at the appropriate rate, if applicable

VIEWING

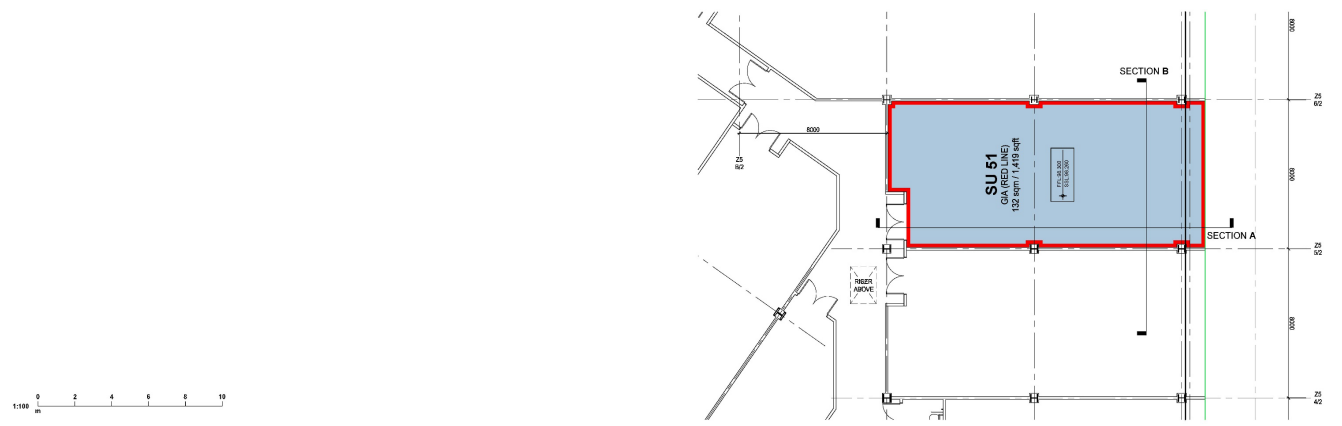
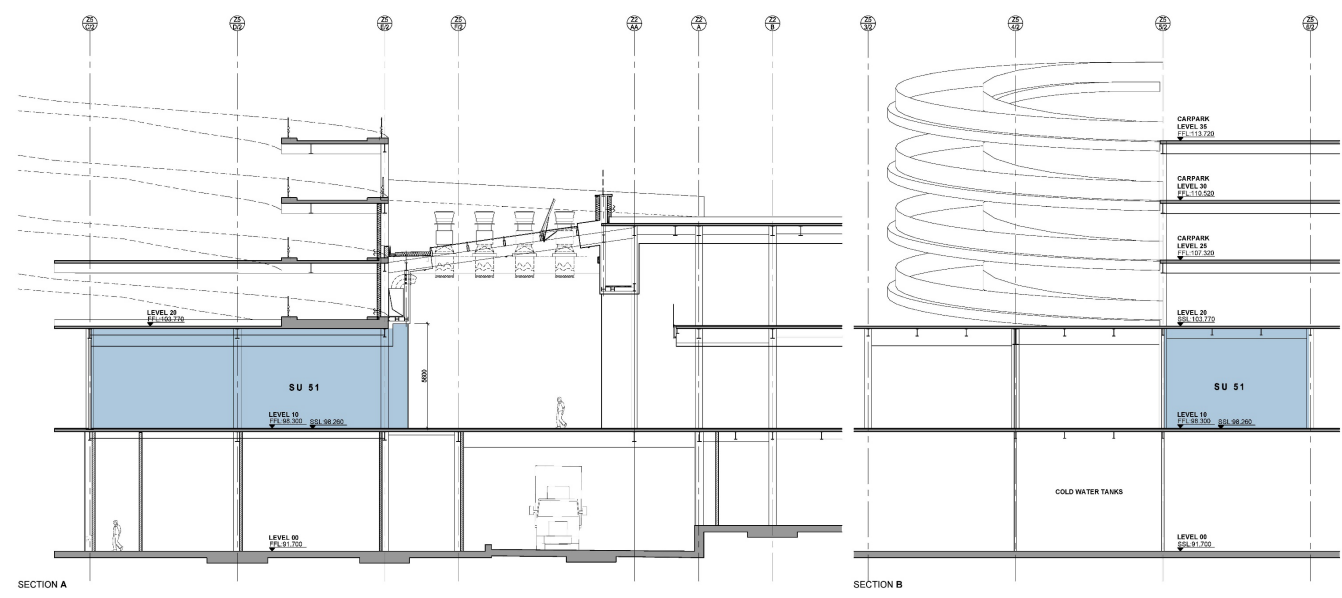
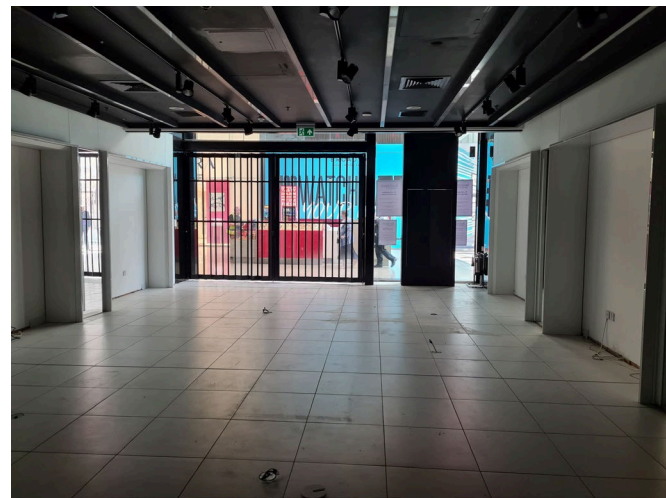
By appointment with sole agents Stephen Kane & Company.
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