



**27 White Abbey Road
Bradford, BD8 8EJ**



TO LET

**High Profile, Large Prominent Retail Unit
Extending to Approx. 267.10 sq. m. (2,875 sq. ft.)
Suitable for Retail Purposes with Potential for Upper Floor
Ancillary Accommodation**

RENTAL: £45,000 Per Annum Plus VAT

27 White Abbey Road, Bradford, BD8 8EJ

LOCATION

The property occupies a high profile visible corner location at the junction of White Abbey Road and City Road, approximately ¼ mile north-west of Bradford City Centre. The location benefits from substantial volumes of passing traffic and, there are a number of occupiers in the immediate vicinity including Kwik-Fit, Ask (Office Equipment), Nafeez Bakeries, MI Jewellers, Sona Bazaar, Lylah's Jewellery, Kesser Jewellers, Dharkan Boutique, Dhoom and Regal Foods. Atiq Textiles and Crown Textiles are also represented nearby.

DESCRIPTION

The property forms part of the former Express House building, which is to be redeveloped and refurbished, to provide good quality retail, restaurant etc accommodation. The unit will be refurbished to a shell specification, ready to receive the tenants fitout works.

ACCOMMODATION

The unit has substantial frontage to White Abbey Road. It provides a total ground floor area of approximately 267.10 sq. m. (2,875 sq. ft.), which would include ancillary areas etc. There is a possibility of the potential for first floor storage/ancillary accommodation being made available if required.

RATING ASSESSMENT

The property will require reassessment on occupation.

PLANNING CONSENT

We understand that planning consent for A1 retail purposes has been granted and, that the property is considered suitable for a variety of retail uses. Further uses may require planning permission.

FURTHER INFORMATION

Detailed layout plans and elevations are available upon request – if required.

LEASE

The property is offered to let on a new lease for a term to be agreed incorporating regular upward only rent reviews upon effectively FRI terms.

RENT

£45,000 per annum exclusive plus VAT.

LEGAL COSTS

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

VAT

VAT will be charged at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) will be provided upon completion of the refurbishment of the unit prior to completion of the lease.

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

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Web Site: www.markbrearley.co.uk

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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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