

AVAILABLE BY WAY OF ASSIGNMENT/SUBLETTING

# Unit 1 - The Parkside Centre Bradford

On the Instruction of Tesco



**Savills Leeds**  
3 Wellington Place  
Leeds  
LS1 4AP

[savills.co.uk](http://savills.co.uk)



## Location

Bradford is a city located in West Yorkshire, approximately 9 miles east of Leeds, with a population of 560,000.

The property is prominently positioned on Keighley Road, a key arterial route linking Bradford with the northern suburbs and surrounding areas.

Other occupiers within the scheme include **Greggs, Subway, Eden's Tearoom & Patisserie**, and **HalalCo**.

## Accommodation

The premises are arranged over ground floor only. Approximate net internal areas are:

Ground Floor:      3,435 sq ft      319.12 sq m

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## Tenure

The property is available by way of assignment of the current lease expiring 9 January 2034 at a passing rent of £63,750 (exclusive of VAT). Alternatively the premises can be made available by way of a sublease.

The premises may be available by way of a new lease on terms to be agreed, subject to a surrender of the current lease.

## Service Charge

Service charge for 2025/2026 is £16,335.

## Rates

Rateable Value: £33,750  
UBR 2026/27: £0.382  
Rates Payable: £12,892.50

*Parties are advised to make their own enquiries with the Local Authority.*

## Use

The premises currently benefits from Class E use.

## EPC

Rating C

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

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## Viewing & further information

Strictly by prior arrangement only with:

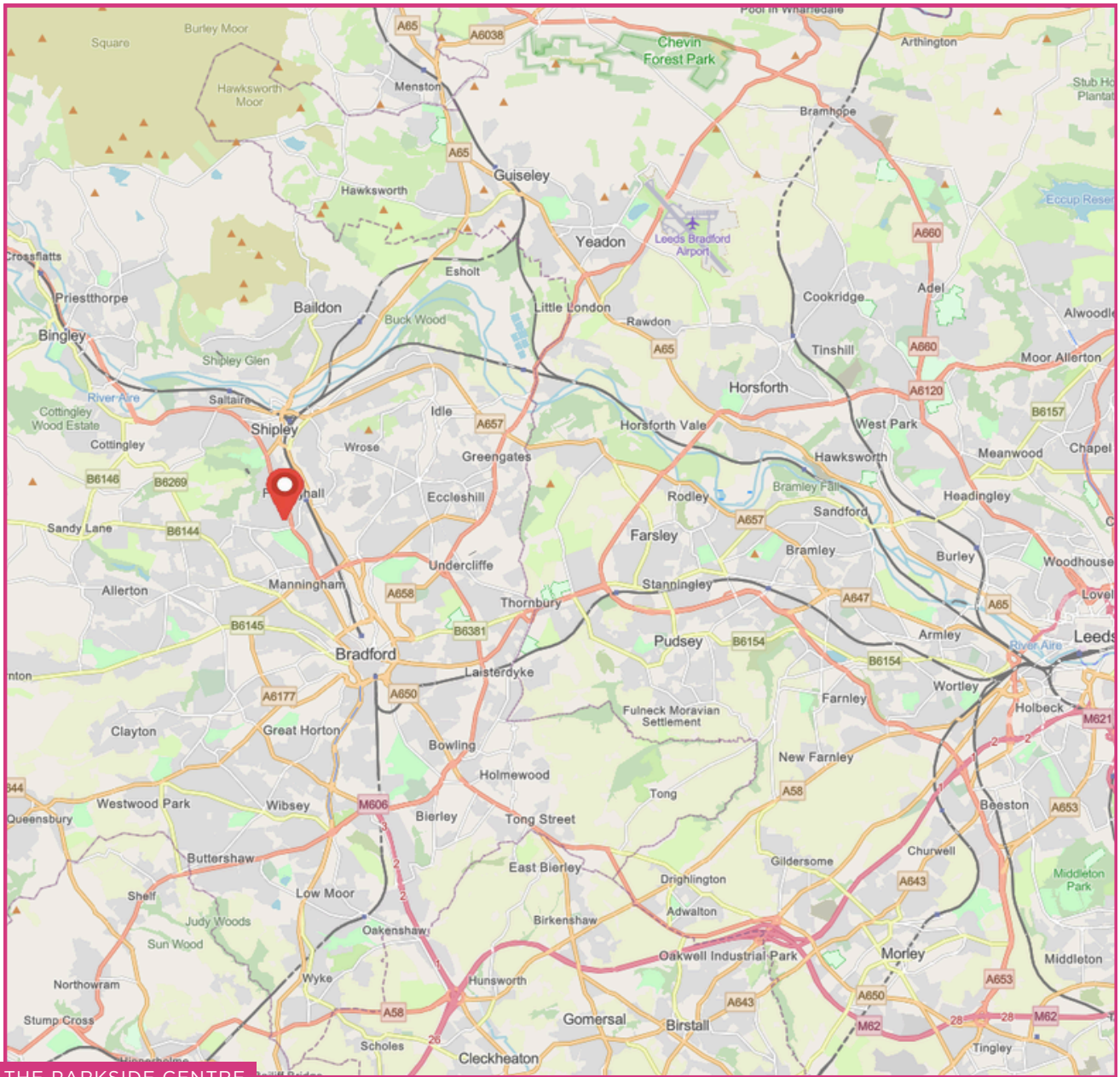
### Adam Sanderson

adam.sanderson@savills.com  
+44 (0) 7977 030 164

### Hollie Cooper

hollie.cooper@savills.com  
+44 (0) 7812 447 078





**THE PARKSIDE CENTRE**

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