

Heaney Micklethwaite

Commercial Property Consultants



**SHOP TO LET
15 DUKE STREET
BRADFORD
BD1 3QS**

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Misrepresentation Act: These particulars do not form any part of any offer or contract. They are intended to give a fair description that neither Heaney Micklethwaite nor the Vendor accept responsibility for any error they may contain. All properties are offered subject to contract and availability.

PROPERTY
PARTICULARS

15 Duke Street, Bradford

LOCATION:

The property is located on Duke Street close to the junction with Darley Street which is Bradford's prime shopping street.

ACCOMMODATION:

The accommodation with the following areas is as follows:-

Gross Frontage	6.70 m	22'
Net Frontage	6.10 m	20'
Ground Floor Sales	38.28 sq m	412 sq ft
Kitchenette	2.79 sq m	30 sq ft
Toilet		

LEASE TERMS:

The property is available on a new full repairing and insuring basis for a term of years to be agreed in multiples of 5 years with 5 year upward only rent reviews.

RENT:

Offers in excess of **£8,000** per annum are invited.

RATES:

We are verbally informed by the Local Rating Authority that the premises are assessed as follows

Rateable Value	£8,800
Rate in the £ 20015/16	0.493p

LEGAL COSTS:

The incoming tenant will be responsible for both parties legal costs incurred in the transaction.

VAT:

All prices and rents quoted are exclusive of, but may be subject to VAT.

VIEWING:

Strictly by appointment through this office.

SUBJECT TO CONTRACT AND AVAILABILITY

ALL DIMENSIONS AND AREAS ARE APPROXIMATE