

SHOP TO LET



**36 DARLEY STREET
BRADFORD
BD1 3HN**

36 Darley Street, Bradford

LOCATION:

The property is located on Darley Street in Bradford City Centre close to the Kirkgate Shopping Centre.

ACCOMMODATION:

The accommodation with the following approximate areas is:-

Ground Floor Sales	1,284 sq ft	119 sqm
Office	70 sq ft	6.5 sqm
Kitchen	32 sq ft	3 sqm

LEASE TERMS:

The property is available on a new lease on effectively full repairing and insuring terms for a term of years in multiples of 5 years with 5 year upward only rent reviews.

RENT:

Rental offers in the region of £20,000 per annum are invited

RATES:

Rateable Value	£12,500
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LEGAL COSTS:

The ingoing 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**



Experian Goad Plan Created: 22/01/2019
Created By: Heaney Micklethwaite

50 metres



Energy Performance Certificate

Non-Domestic Building



36 Darley Street
BRADFORD
BD1 3HN

Certificate Reference Number:
9923-3027-0818-0200-7191

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

118

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	126
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	130.84
Primary energy use (kWh/m ² per year):	773.95

Benchmarks

Buildings similar to this one could have ratings as follows:

28

If newly built

81

If typical of the existing stock