

SHOP TO LET



**26 DARLEY STREET
BRADFORD
BD1 3HH**

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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

26 Darley Street, Bradford

LOCATION:

The property is situated in Darley Street close to the Kirkgate Shopping Centre.

ACCOMMODATION:

The premises comprise the following approximate dimensions:-

Internal width	7.7m	25'3
Ground Floor Sales	176.4 sqm	1,880 sq ft
First Floor Sales	178.20 sqm	1,918 sq ft
Second Floor Store	124.78 sqm	1,343 sq ft
Basement Store	113.62 sqm	1,223 sq ft

LEASE TERMS:

The property is available on a new 10 year fully repairing and insuring lease subject to an upwards only rent review at the end of year 5.

RENT:

Offers in the region of £45,000 per annum.

RATES:

Rateable Value	£9,400
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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**

Energy performance certificate (EPC)

26 Darley Street BRADFORD BD1 3HH	Energy rating	Valid until: 23 May 2031
	D	Certificate number: 6487-2593-5203-2115-7111

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	705 square metres

Rules on letting this property

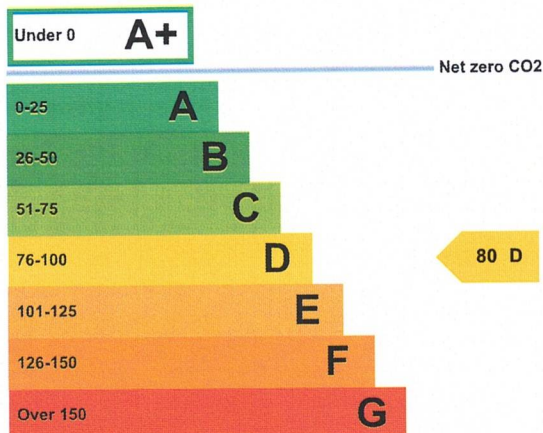
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

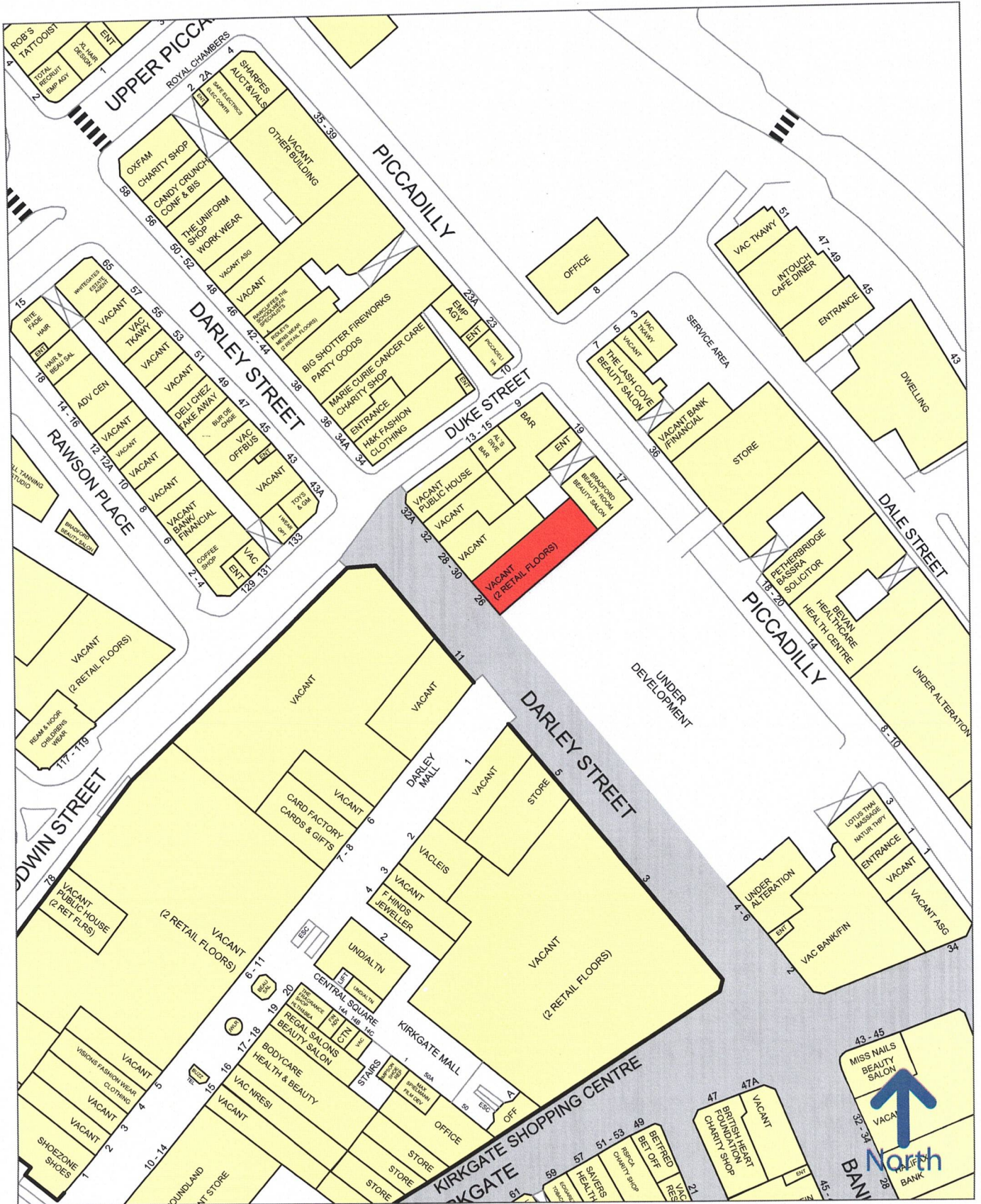
Properties similar to this one could have ratings:

If newly built

29 B

If typical of the existing stock

86 D



Experian Goad Plan Created: 25/04/2025
 Created By: Heaney Micklethwaite

50 metres