

UNIT TO LET

Interior Retail Unit
No(s): 174 & 175

Kirkgate Market Hall,
Bradford

Rent This Unit For
£622.24 Per Month
(excluding Business Rates)



<u>FLOOR AREA</u>	Ground Floor Sales: 15.06m2 (162 Sq ft)
<u>RENT</u>	£3,361.50 per annum.
<u>SERVICE CHARGE</u>	The service charge payable is £2,860.88 per annum, which is subject to annual review on 1 November each year.
<u>VAT</u>	Value Added Tax at the standard rate will be charged on the rent and service charge.
<u>RATES</u>	The Rateable Value in the 2010 Rating List is £3,050.00 . For Further Information, Please Visit www.voa.gov.uk or Bradford Council's Business Rates Department on: 01274 437744
<u>USE</u>	The property is suitable for variety of uses, however, such use shall have regard to the existing commodity mix of the Centre
<u>VIEWING/ ENQUIRIES</u>	For an application form or further information including arranging an appointment to view, please telephone the Markets Service on Bradford (01274) 432244

For further details on other available units.

Please visit

www.bradfordmarkets.com

LEASE TERMS

The property is offered on a fixed term tenancy contracted out of



City of Bradford MDC

www.bradford.gov.uk

the Landlord and Tenant Act 1954 of two years with a Landlord's break clause that can be exercised on three months notice.

The Council will arrange for the maintenance and repair of the structure of the Centre, the cleaning of the public areas and service area, the provision of security and also for the maintenance and repair of the various mechanical plant and equipment which is for the benefit of the Centre as a whole. The cost of these various items is shared amongst all tenants and recovered by way of the service charge.

LOCATION

The Market Hall is situated within the Kirkgate Shopping Centre and has direct internal access from the centre and has separate external access from Westgate. The shopping hall offers 184 units and attracts approximately 35,000 customers each week.

The Market Hall has the following facilities:

- Taxi rank in Westgate and local bus stops servicing the majority of the Bradford District. In addition, the train stations are both within walking distance.
- Air conditioning.
- A uniformed security presence.
- A 500 space shoppers' car park with direct lift access.
- Discounted parking charges for tenants and staff.
- Disabled access from Westgate.
- Large underground service area

OPENING TIMES

Mon/Tue/Wed/Thur/Fri/Sat:	8.00am – 5.00pm
Sun	Closed

MISREPRESENTATION ACT 1967 (May 94)

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1. These particulars are produced in good faith and are set out as a general guideline only and do not constitute, nor constitute any part of, an offer or a contract.
2. All descriptions, dimensions and other details in the particulars are believed to be correct but are not to be relied upon as statements or representations of fact.
3. Any intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in the particulars.
4. All statements contained in these particulars are made without responsibility on the part of the Council.
5. The Council does not make or give, nor does any person in its employment have any authority to make or give, any representation or warranty whatever in relation to this property.
6. Where these particulars relate to the proposed sale of property, intending purchasers should note that the Sale Contract will contain a clause that the Buyer admits that s/he has not contracted in the express words of the Contract or contained in written replies sent on behalf of the Seller except a representation contained in the express words of the Contract or contained in written replies sent on behalf of the vendor to formal Enquiries before Contract made by the solicitor or licensed conveyancer acting for the Buyer.

10nd November 2010