

UNIT TO LET

Interior Retail
Unit No(s): 79 & 84

**Oastler Shopping
Centre, Bradford**

**Rent This Unit For
£577.56 Per Month**
(excluding Business Rates)

**Currently
Awaiting Photo**

<u>FLOOR AREA</u>	Ground Floor Sales: 17.46m² (188 Sq ft)
<u>RENT</u>	£3624.32 per annum.
<u>SERVICE CHARGE</u>	The service charge payable is £2,195.16 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 £3,600.00 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



City of Bradford MDC

www.bradford.gov.uk

LEASE TERMS

The property is offered on a periodic tenancy providing for reviews to increase the rent every 3 years. The tenants is responsible for the internal maintenance and repair including the shop front and fascia signs, and must at all times keep the premises in good repair and condition.

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

This stall is located within the Oastler Shopping Centre which is part of Markets Neighbourhood area of the city centre.

The Centre has excellent local shopper catchment with approximately 60,000 customers through the centre each week.

The Centre offers the following facilities:-

- 3 separate taxi ranks, a free shopper hopper bus service and local bus stops servicing the majority of the Bradford District. In addition, the train stations are within walking distance.
- Warm air curtaining to all major entrances.
- A uniformed security presence and CCTV system.
- A PA system.
- A 360-space shopper's car park with direct lift access.
- A further 700 spaces are available close by.

OPENING TIMES

Mon/Tue/Thur/Fri/Sat: 8.00am – 5.00pm

Wed: 8.00am – 2.00pm

MISREPRESENTATION ACT 1967 (May 94)

THE CITY OF BRADFORD METROPOLITAN DISTRICT COUNCIL GIVE NOTICE THAT

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.
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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