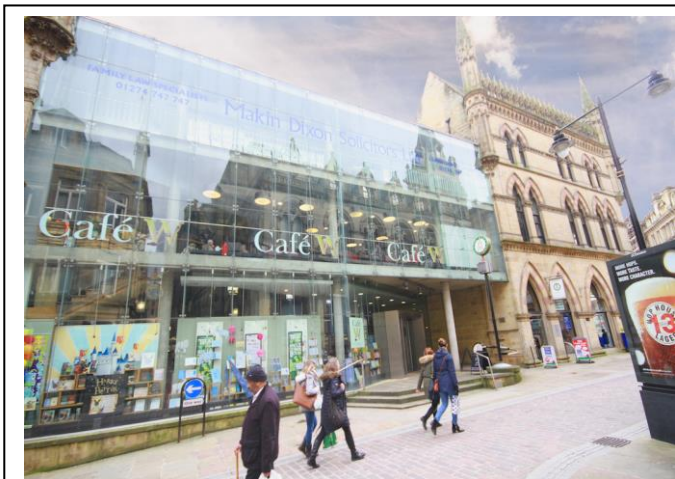




24 Market Street, The Wool Exchange Bradford, BD1 1LH



TO LET

**City Centre Retail Premises Forming Part of The Wool Exchange
Ground Floor Sales Area Approx. 45.22 sqm (487 sqft)
and Basement Storage of 31.22 sqm (336 sqft)**

RENTAL: £19,500 Per Annum Exclusive



CHARTERED SURVEYORS &
COMMERCIAL PROPERTY CONSULTANTS

24 Market Street, The Wool Exchange, Bradford, BD1 1LH

LOCATION

Forming part of the Grade I listed Wool Exchange building, the subject property benefits from frontage to Bank Street within the Bradford City Centre retail core. The property lies within close proximity to The Broadway, half a million sq. ft. shopping centre which includes Marks & Spencer, Next, Debenhams, H&M etc. In addition, The Light Cinema has recently opened providing a 6-screen cinema with associated restaurants.

ACCOMMODATION

The property has the following approximate dimensions and net internal floor areas:-

Gross Frontage (Market Street)	5.84 m	(19' 2")
Gross Frontage (Bank Street)	11.08 m	(36' 4")
Internal Width	5.45 m	(17' 11")
Shop Depth	10.01 m	(32' 10")

Ground Floor

Sales Area	45.22 sqm	(487 sqft)
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Basement

Storage/Staff Facilities	31.22 sqm	(336 sqft)
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RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description:	Shop and Premises
Rateable Value:	£15,750

The Uniform Business Rate for 2019/2020 is 50.4 pence in the £.

From 1st April 2019, a new rental discount on business rates has been introduced offering substantial rates savings to the retail sector. More information is available upon request.

LEASE

The property is offered to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£19,500 per annum exclusive – subject to contract.

SERVICE CHARGE

In addition to the rental figure quoted, a service charge will be levied to cover the cost of shared services within the building.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is:-

E - 103

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

VAT to be charged at the prevailing rate.

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site - www.markbrearley.co.uk

Feb 2019 (Amended Aug 2019) – 96 / CJM



MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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