

AVAILABLE BY WAY OF ASSIGNMENT/SUBLETTING

Unit 1 - The Parkside Centre Bradford

On the Instruction of Tesco



Savills Leeds

3 Wellington Place
Leeds
LS1 4AP

savills.co.uk



Location

Bradford is a city located in West Yorkshire, approximately 9 miles east of Leeds, with a population of 560,000.

The property is prominently positioned on Keighley Road, a key arterial route linking Bradford with the northern suburbs and surrounding areas.

Other occupiers within the scheme include **Greggs, Subway, Eden's Tearoom & Patisserie**, and **HalalCo**.

Accommodation

The premises are arranged over ground floor only. Approximate net internal areas are:

Ground Floor: 3,435 sq ft 319.12 sq m

Tenure

The property is available by way of assignment of the current lease expiring 9 January 2034 at a passing rent of £63,750 (exclusive of VAT). Alternatively the premises can be made available by way of a sublease.

The premises may be available by way of a new lease on terms to be agreed, subject to a surrender of the current lease.

Service Charge

Service charge for 2025/2026 is £16,335.

Rates

Rateable Value: £33,750
UBR 2026/27: £0.382
Rates Payable: £12,892.50

Parties are advised to make their own enquiries with the Local Authority.

Use

The premises currently benefits from Class E use.

EPC

Rating C

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Viewing & further information

Strictly by prior arrangement only with:

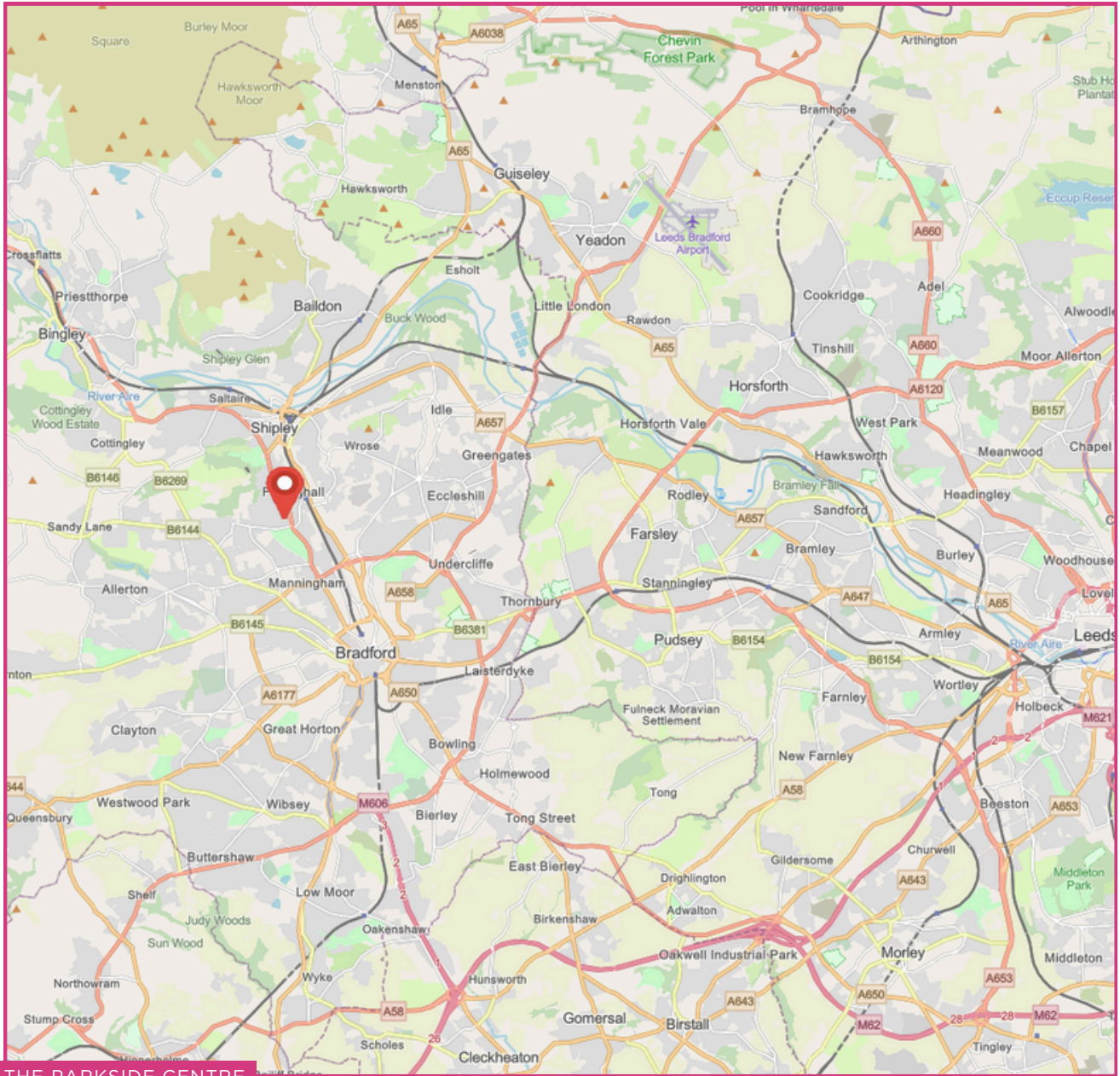
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THE PARKSIDE CENTRE

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