

SUPERB LEISURE OPPORTUNITY

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TO LET



**OASBY CROFT, OFF TONG STREET, BRADFORD
BD4 9LU**

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**BTG
Eddisons**

Oasby Croft, off Tong Street

Bradford, BD4 9RD



Tenure

To Let



Property Type

Leisure



Rental

Upon application



Size

1,298.41 sq m (13,976 sq ft)



Location

Bradford, BD4 9RD



Property ID

731.4640a (1232530)

For Viewing & All Other Enquiries Please Contact:

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Director

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Graduate Surveyor

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Property

The property comprises of a single storey steel framed leisure facility being brick clad and under a pitched metal sheet roof.

Internally the premises provides open plan floor space with partitioned off offices.

The unit benefits from concrete flooring throughout, a ceiling height of approximately 9m and eaves of 6m and parking at both rear and front of the building.

Area	m ²	ft ²
Total GIA	1,298.41	13,976

Energy Performance Certificate

The property has an Energy Performance Asset Rating of **C**. Further information is available on request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

To be reassessed upon occupation.

Terms

The property is available **To Let** by way of a part sub-lease on FRI terms, 10 year term with a rent review after 5 years.

Rental

Rental on application.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

Prices and rental are exclusive of VAT if chargeable.

Legal Costs

The ingoing tenant is to pay 50% of the superior landlord's legal costs.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is well located just off Tong Road (A650) on Oasby Croft adjacent to The Avenue Retail Park in Bradford, being approximately 3 miles south east of the city centre.

Nearby occupiers include Wynsors Shoe Shop, Pet City, Iceland and Farmfoods.







