

Retail Unit To Let Immediately Adjacent to Morrisons Superstore

Unit 9 Victoria Shopping Centre, Bradford





KEY POINTS:

- Bradford is a city located in West Yorkshire, approximately 9 miles east of Leeds.
- The subject property is located within the Victoria Shopping Centre which is anchored by a Morrisons Superstore - circa 98,000 sq ft and benefits from a 778-space car park.
- Other operators in close proximity include **B&M, The Range, Card Factory, Specsavers, Timpson** and **Max Spielman**.

ACCOMMODATION:

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

Ground Floor: 971 sq ft 90.24 sq m

TERMS:

The unit is available by way of a new effectively fully repairing and insuring lease.

RENT:

£28,000 PAX.

BUSINESS RATES:

Rateable Value: £19,750
UBR 2025/26: £0.499
Rates Payable: £9,855.25

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

LEGAL COSTS:

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

EPC:

Rating D, Full Energy Performance Certificate available on request.

SERVICE CHARGE:

The tenant will be liable for service charge of £780 per annum.

CONTACT DETAILS:

For further information or to arrange a viewing, please contact Savills.

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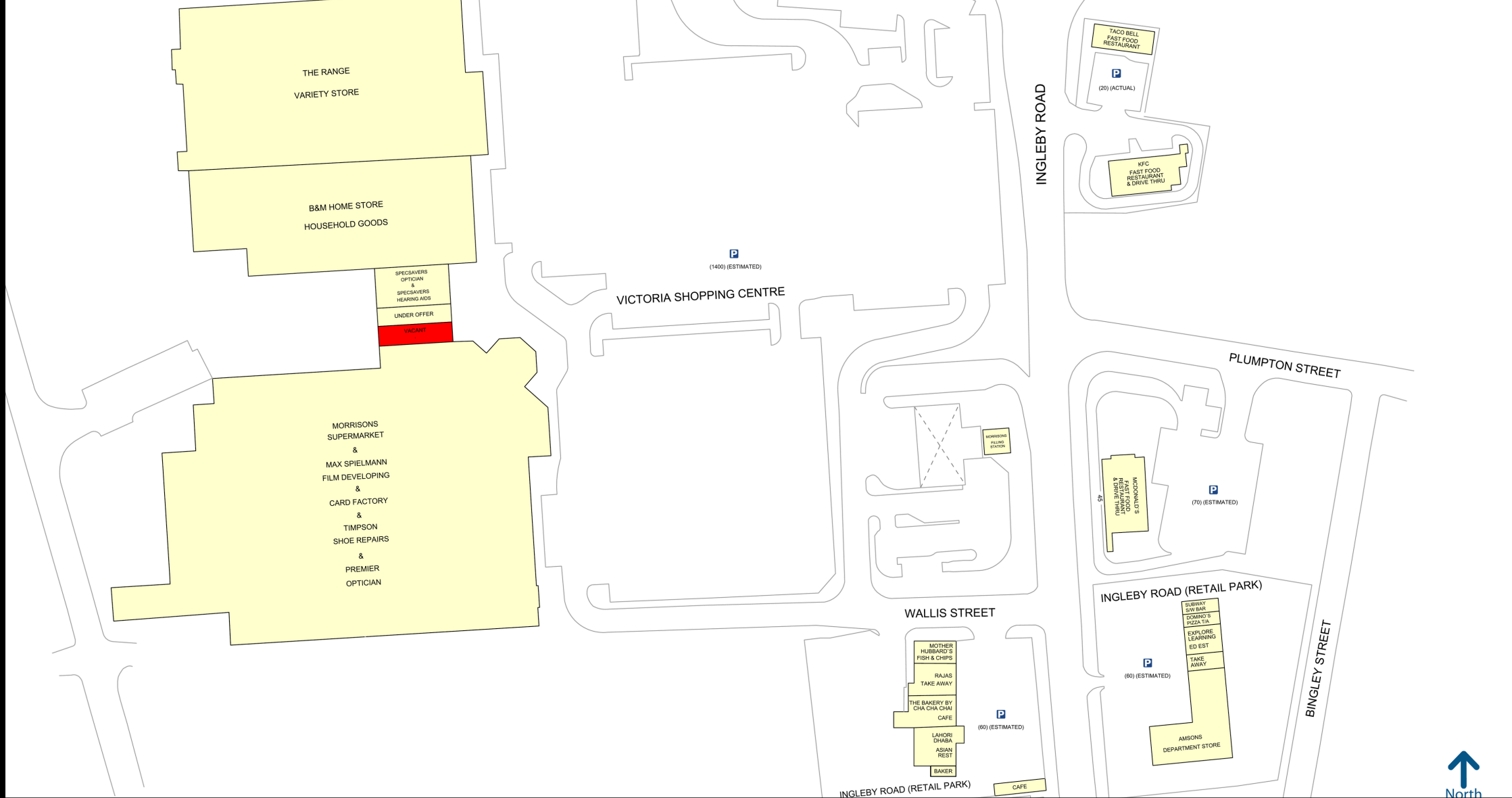
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