

Bradford Unit 4, Enterprise 5 Retail Park

mre McMULLEN
REAL ESTATE



Location:

Enterprise 5 is an established retail park with a parade of 12 retail units adjoining a dominant Morrisons foodstore of 95,000 sq ft. Retailers include Pets at Home, PureGym, Peacocks, McDonald's and Costa Coffee. The retail park also benefits from 832 car parking spaces.

Description:

Arranged over ground floor with a Garden Centre, the unit provides the following approximate floor areas:

Ground Floor	3,235 sq m	34,817 sq ft
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Rent:
£325,000 pax.

Service Charge:
£59,168

Lease:
A new effectively FRI lease for a term of 10 years.

Rates:
We are verbally informed by the Local Rating Authority that current Rateable Value is £238,000 and Rates Payable is £129,948. Interested parties are advised to make their own enquiries of the Local Authority for verification purposes.

EPC:
C70 – Full report available on request.

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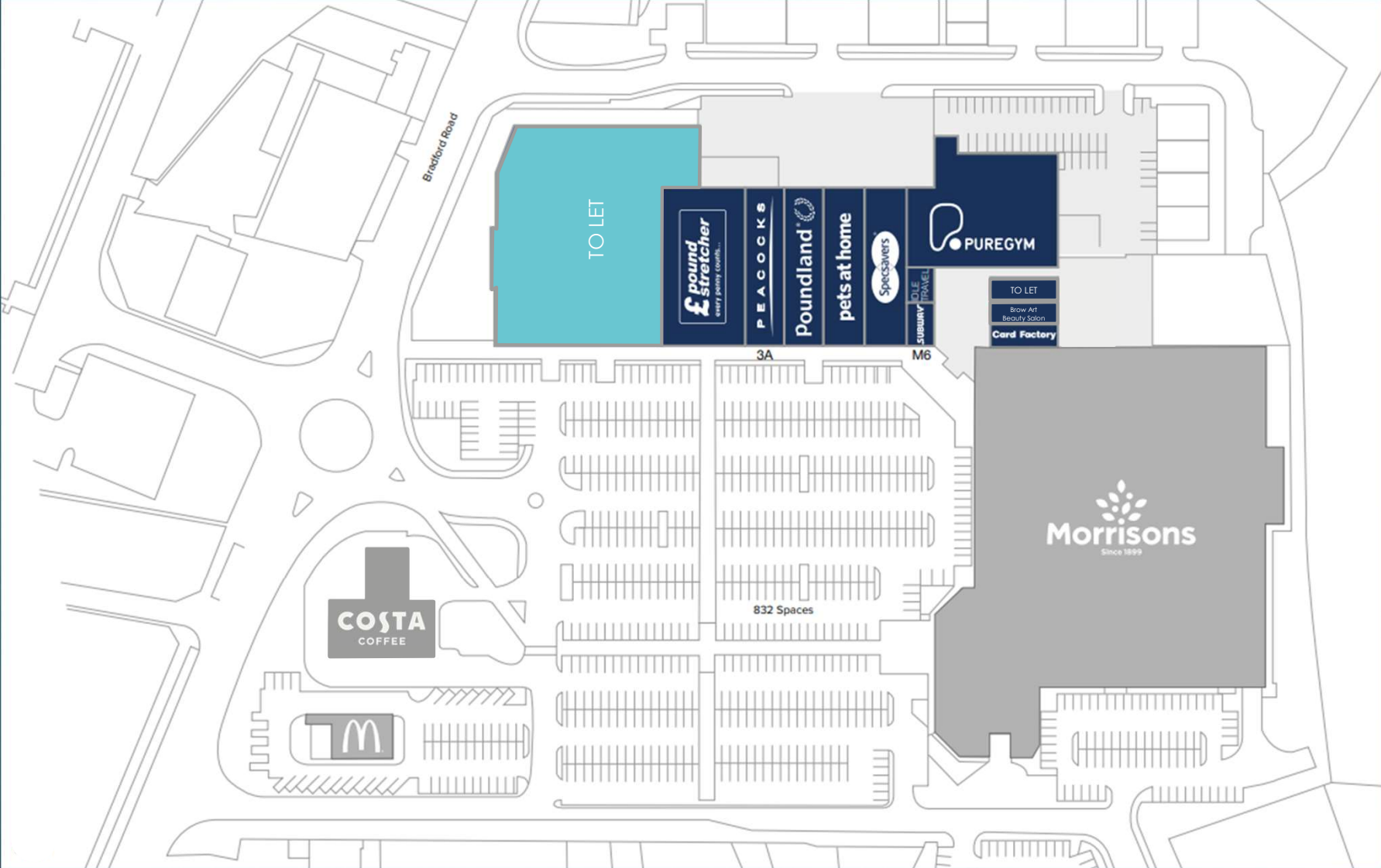
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