

**3 MONTHS
RENT FREE**

On the Instructions of



BRADFORD BD8 9TP

Unit 3, Victoria Centre



Accommodation

The unit comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor Sales	38.32	412
Ground Floor Storage	10.23	110
Total Accommodation	48.55	522

Note: These areas have been calculated on an approximate net internal basis and must be verified by the ingoing tenant.

Terms

The unit is available to let by way of a new lease for a term to be agreed, to be outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954, at a commencing rental of £19,300 per annum exclusive.

The initial annual service charge, building insurance, electricity and water charges will be in the region of £550, £200, £600 and £100 respectively.

Incentives

An incentive equivalent to 3 months rent free is available subject to covenant status and length of lease, to be given as a reduced rent over the first year of the term.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through joint agents.

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For further opportunities please visit
www.rapleysmorrison.co.uk

Location

The unit is situated within the **Morrisons** food store with other occupiers within the store including **Thomas Cook**, **Alliance Pharmacy** and **Clinton Cards**.

The **Morrisons** store comprises some 9,754 sq m (105,000 sq ft) together with a petrol filling station and large free car park. Other occupiers include **Carphone Warehouse** and **Specsavers**.

The development is prominently located at the junction of Thornton Road and Ingleby Road some 1.5 miles to the west of Bradford city centre.

Description

The unit, which is situated in a parade of units to the rear of the checkouts in the store, is fully fitted with the benefit of suspended ceiling and integrated lighting, venture panelling, floor covering and electrically operated roller shutter.

Immediately to the rear of the unit is a storage area.

Rating

We are verbally advised the Rateable Value for the unit is £18,500, the UBR for 2011/2012 being 43.3p.

Interested parties are advised to make their own enquiries to the Local Authority for verification purposes.

