

On the Instructions of



BRADFORD BD8 9BN

Unit 13A, Victoria Centre



Accommodation

The unit comprises the following approximate floor areas:

	Sq m	Sq ft
Total Accommodation	2,034	21,890

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

Consideration will be given to sub-dividing the unit to accommodate smaller retailer requirements. Floor plans and details on application.

Terms

The unit is available to let by way of a new full repairing and insuring lease for a term to be agreed. Details on application.

The unit is subject to an annual service charge and building insurance.

Location

The unit is situated within the Victoria Centre Retail Park, anchored by a **Morrisons** food store with other occupiers including **Carphone Warehouse**, **Specsavers** and **The Range**.

The subject unit is located immediately adjoining the **Morrisons** food store which comprises some 9,754 sq m (105,000 sq ft) together with a petrol filling station and large free car park.

The development is prominently located at the junction of Thornton Road and Ingleby Road (A6177) some 1.5 miles to the west of Bradford city centre.

Description

The subject unit comprises a ground floor retail warehouse with adjoining part covered garden centre. **The Range** currently occupy the retail warehouse.

There is free car parking for circa 770 customer vehicles.

Planning

The unit benefits from open Class A1 non-food retail planning permission.

Rating

The unit has not yet been separately assessed for rating purposes.

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

VAT

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

Viewing

Strictly by appointment through sole agents.

Contact: Russell Smith
020 7255 8059
rhs@rapleys.co.uk

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

