

UNIT 2

VALLEY ROAD/HAMM STRASSE, BRADFORD BD1 4RH



Retail Warehouse Unit TO LET

UNIT 2, VALLEY ROAD/HAMM STRASSE, BRADFORD

LOCATION

Prominent location to the north west of Bradford city centre, bounded by 3 major roads; Valley Road, Hamm Strasse and Canal Road.

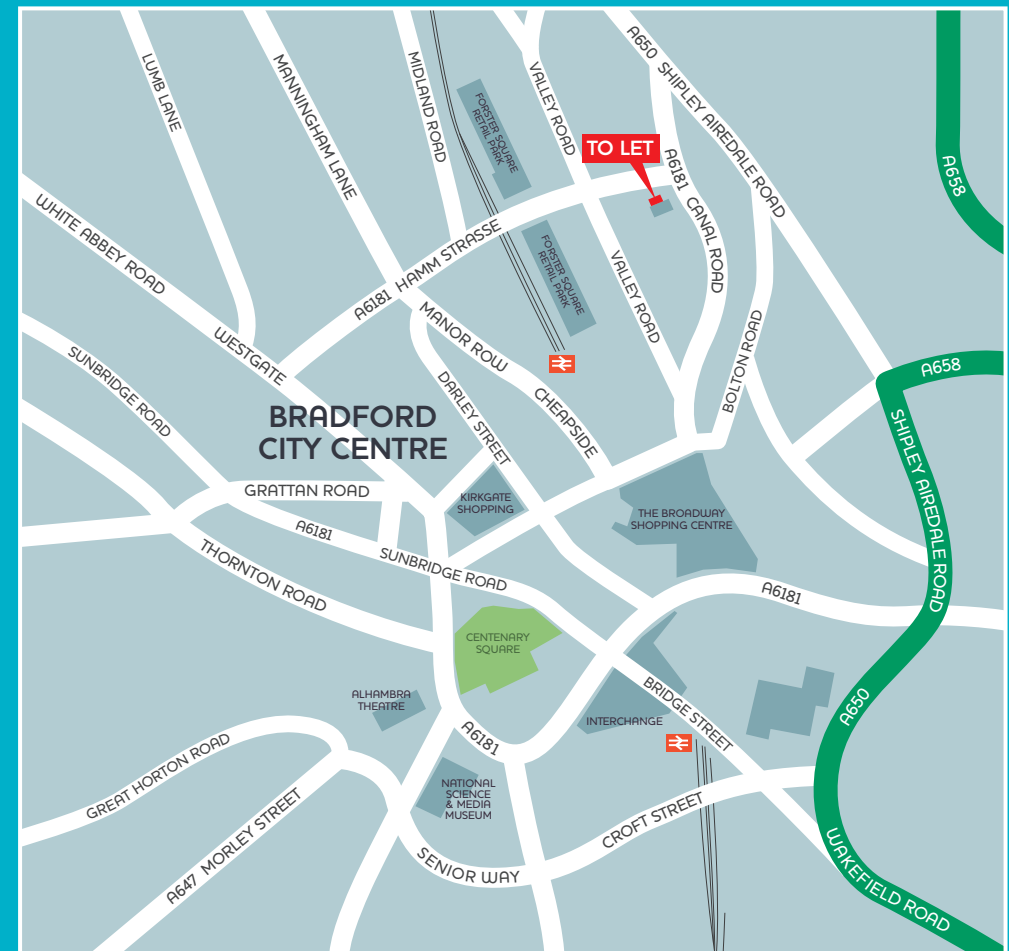
The unit adjoins Halfords, both of which share the car park. Directly opposite is Forster Square Retail Park, the premier retail park in Bradford, where tenants include; DFS, JD, Sports Direct, Boots, Home Bargains, Pets at Home, Currys/PC World, Asda Living, TK Maxx, Argos, Outfit and Next. Also nearby are Aldi, Farmfoods and Tesco.

ACCOMMODATION

The unit is arranged as follows:

Ground Floor	3,520 sq ft	(302 sq m)
Mezzanine	449 sq ft	(42 sq m)

SAT NAV: BD1 4RH



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USE

Open A1 non-food retail.

TERMS

The unit is available by way of a new full repairing and insuring lease for a term to be agreed, subject to upward only rent reviews at the end of each 5th year.

RENTAL

Rental upon application. Any rental quoted will be exclusive of VAT.

RATEABLE VALUE

RV (2017 List) - £78,500.

EPC

The EPC rating is C (61). A copy of the EPC can be made available upon request.

FURTHER INFORMATION

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