

# 11-15 Duke Street, Bradford

City Centre Shop To Let  
(approx. 442 sq.ft.)



## The Location

The property is located on Duke Street close to the junction with Darley Street which is Bradford's prime shopping street.

## The Property

The premises benefit from a kitchenette and WC with the following measurements:-

Net Frontage	6.10 m	20 ft
Sales	38.28 sq m	412 sq ft
Kitchenette	2.79 sq m	30 sq ft

## Rateable Value

With effect from 1st April 2017 the property was listed in the Valuation Roll with a Rateable Value of £5,000.



## Rent

£10,000 per annum

## Lease Terms

A new full repairing and insuring basis for a term of years to be agreed in multiples of 5 years with 5 year upward only rent reviews.

## Legal Costs

Each party to be responsible for their own legal costs on completion.

## Viewing

By appointment via Panther Securities PLC.

Contact Jack Bispham

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## IMPORTANT NOTICE

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