

Starkeys

Chartered Surveyors

CITY CENTRE RETAIL PREMISES 48 DARLEY STREET BRADFORD



- Sales area 65m² (702 sq. ft.)
- Basement, first, second and third floor storage
- Suitable for a variety of uses, subject to consents

TO LET £12,000 PER ANNUM

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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RICS Regulated by RICS

**CITY CENTRE RETAIL PREMISES
48 DARLEY STREET
BRADFORD**

1. LOCATION:

The property occupies a good secondary location on Darley Street with retailers within close proximity including Whitegates, Oxfam and Marie Curie.

Upper Darley Street is a link between the independent shops, bars and cafés in North Parade and the Kirkgate Centre/£23 million Darley Street market development, now under construction, which will offer three floors of non-food, fresh food and hot food and drinks together with seating for up to 500 customers, outdoor communal seating and event space (see www.bradfordmarkets.com).

The property benefits from on-street parking and the 661 spaces in the Kirkgate shopping centre multi-storey car park close by.

2. GENERAL DESCRIPTION:

The premises provide a mid-terraced property constructed predominantly in stone with a timber shop front to Darley Street. The premises provide a ground floor sales area with a suspended ceiling with inset fluorescent lighting, partitioned to the rear of which are stores. The first floor provides an open storage area together with a kitchen and WC. Additional storage is provided within the basement and second and third floor levels.

3. ACCOMMODATION:

The premises have the following approximate dimensions and net internal floor areas:-

Gross Frontage	5.79m (19'0")
Internal Width	5.36m (17'7")
Shop Depth (Max)	13.35m (43'9")
Ground Floor Sales	65.22m ² (702 sq. ft.)
First Floor Ancillary	65.59m ² (706 sq. ft.)
Basement Ancillary	75.43m ² (812 sq. ft.)
Second Floor - Limited Access	

Third Floor – Limited Access

4. RATING:

The rating authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office website which states the premises have a Rateable Value of £5,400 (Shop and Premises).

The Uniform Business Rate for 2025/2026 is £0.499.

Interested parties should seek verification of the above information.

5. LEASE TERMS:

The property is offered to let on a full repairing and insuring sub-lease for a term to be agreed at a rent of £12,000 per annum exclusive of rates and other outgoings and payable quarterly in advance.

The ingoing tenant is to be responsible for the landlord's legal fees incurred in connection with the transaction.

6. LONG LEASEHOLD INTEREST

A sale of the head lessor's circa 40 years unexpired leasehold interest will also be considered. Offers are invited. Further details on request.

7. EPC:

The property has an Energy Rating of E (105).

8. VIEWING AND FURTHER INFORMATION:

By appointment through the joint agents:

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY**

ANDREW WARD MRICS

**BRASSINGTON ROWAN
COVERDALE HOUSE
23 PARK CROSS STREET
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JOHN BIRTWISTLE

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Amended 29 April 2025

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs Starkeys has any authority to make or give any representation or warranty whatever in relation to this property.

FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.