

**TO LET**

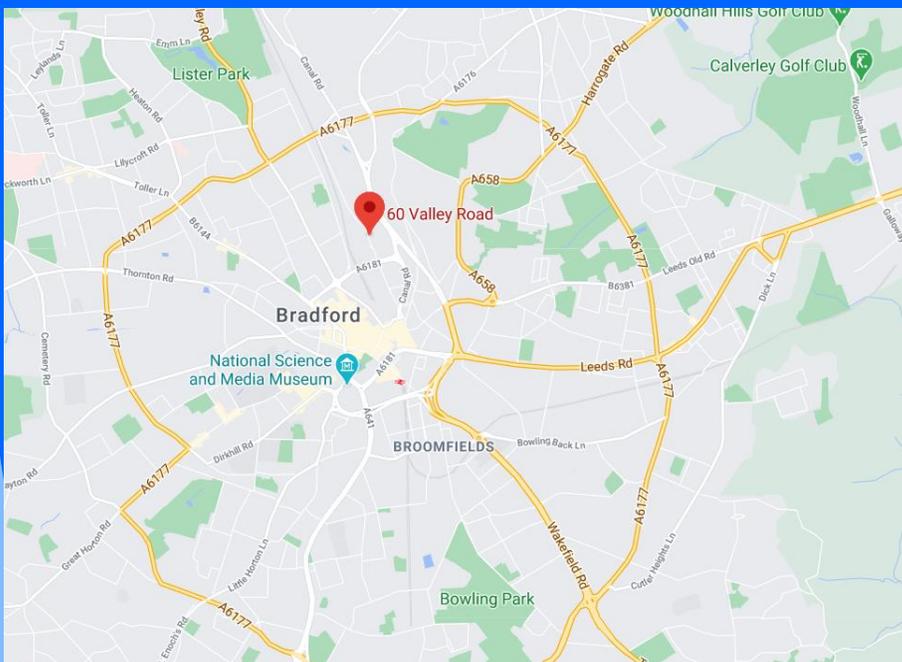
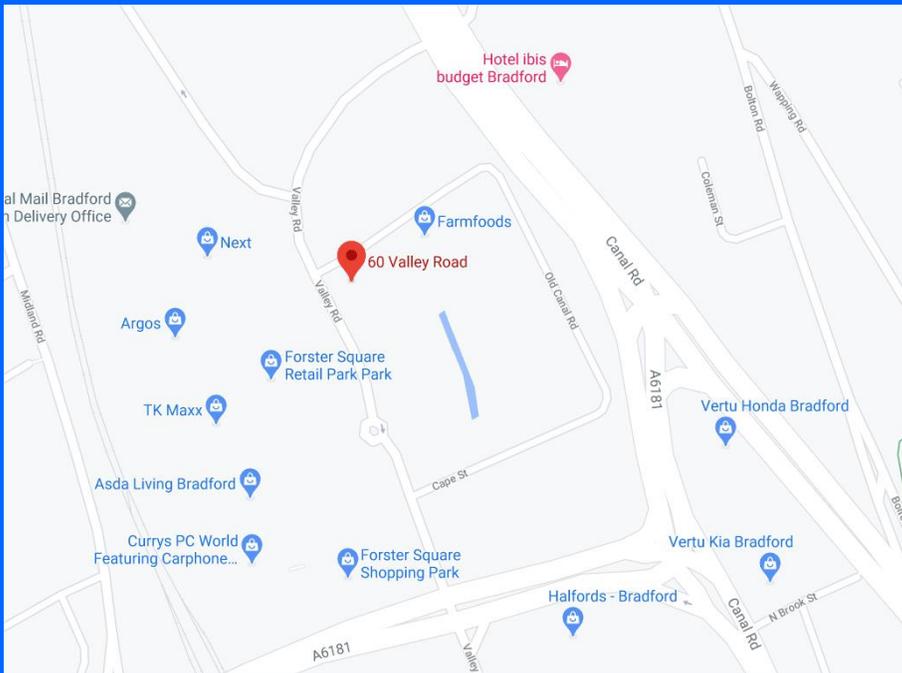
Superb Retail Warehouse in Busy Retail Park close to Bradford City Centre



# Ryden

60 VALLEY ROAD,  
BRADFORD,  
WEST YORKSHIRE,  
BD1 4AA

PROMINENT LOCATION | SELF CONTAINED | NEAR MAJOR RETAILERS SUCH AS NEXT, TK MAXX AND COSTA COFFEE |



## Location

Bradford is one of the main cities located in West Yorkshire with a population of nearly 600,000 people. Located close to the M62 motorway, via the M606, the city has excellent road links, being only some 20 minutes drive from Leeds and 45 minutes drive from Manchester.

The property is situated close to Forster Square Railway Station, which provides excellent, regular services to Shipley and Leeds whilst Bradford Interchange provides services to London's Kings Cross amongst many other stations.

Leeds Bradford Airport is some 6 miles away from the city.

The property itself is located at Forster Square Retail Park, which is a popular retail destination for the city. Other tenants include Argos, Boots, Sports Direct and TK Maxx.

## Description

The property is a single storey retail warehouse of steel portal frame, blockwork and stone effect/aluminium cladding walls.

Internally, the property has a large sales area to the front with associated offices, stores, kitchen and WC's. To the side of the property, there is a delivery area accessed via a Roller Shutter Door. Full details of the accommodation are available by way of the sole agent.

Externally, there is a large shared car park with the neighbouring retailer, Farmfoods, providing ample parking for both occupiers.

## Accommodation

We have undertaken a full measured survey in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and can confirm that the building has the following Gross Internal Area;

Accommodation	Sq. Ft	Sq. M
Ground Floor	2,030	188.58

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## Business Rates

The property has a Rateable Value of £53,000.

For further information on the rates payable for these units, please contact the local Rating Authority, that being North East Lincolnshire Council.

## EPC

We understand that the property has an EPC Rating of D85.

For further information on the EPC, please contact the joint agents.

## Service Charge

The tenant will be responsible for the fair proportion of the Estate Service Charge.

For further information, please contact the sole agent.

## Terms

The properties are available by way of a new Full Repairing and Insuring lease, for a term to be agreed. For further information on the quoting rents, please contact the joint agents.

## Quoting Rent

The property is available, payable Quarterly in Advance, at a rent of £48,000 per annum exclusive of VAT, Rates and all other outgoings.

## Legal Costs

Each party to be responsible for their own legal costs incurred with the creation of a new lease.

## Further Information/Viewing Arrangements

For further information on the property or to arrange a viewing, please contact the joint agents;

Dan Hodge  
Ryden Property Consultants  
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Leeds

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Email: [dan.hodge@ryden.co.uk](mailto:dan.hodge@ryden.co.uk)

