

New 10,000 sqft Retail Unit adjacent to Aldi & Costa

To Let

Canal Road/Stanley Road, Bradford, BD2 1AS



CGI for identification purposes only - Not to scale

- New Retail Unit adjacent to a new Aldi and Costa Coffee
- Aldi and Costa both open and trading
- 10,000 sqft (929 sqm) unit available
- Unit could be split to suit occupiers requirements
- Prominent main road position
- 28,000 vehicles per day pass the scheme
- Open A1 Planning
- 1,000 new homes proposed in the immediate area - New Bolton Woods
- Keepmoat currently onsite with the first 145 dwellings



Indicative scheme drawing above

Location

The scheme occupies a prominent corner position at the busy junction of Canal Road/Stanley Road approximately 2 miles north of Bradford and approximately 2.5 miles from Shipley.

Description

A new retail unit/s to be constructed adjacent to the recently opened Aldi and Costa Coffee as seen on the indicative scheme layout drawing above.

Accommodation

The proposed unit extends to 929 sqm (10,000 sqft) GIA, which can be split dependant on individual retail requirements. We could provide units from 1,500 sqft to 5,000 sqft (further details upon request).

Services

We understand that all mains services will be made available to the Unit.

Specification

A detailed specification will be made available to interested parties in due course.

Tenure

Our Client's preference would be to secure an appropriate "pre-let" of the subject unit. A minimum of a new 10 year lease will be available on an effective full repairing and insuring basis incorporating 5 yearly upward only rent reviews.

Rates

To be assessed following construction.

Planning

The proposed unit benefits from an open A1 Retail consent. Planning approved in 2015 – Application number - 14/04817/MAF.

Price/Rental

Upon application.

Service Charge

A minimum Service Charge will be levied to cover the maintenance and upkeep of common areas - Further details available upon request.

VAT

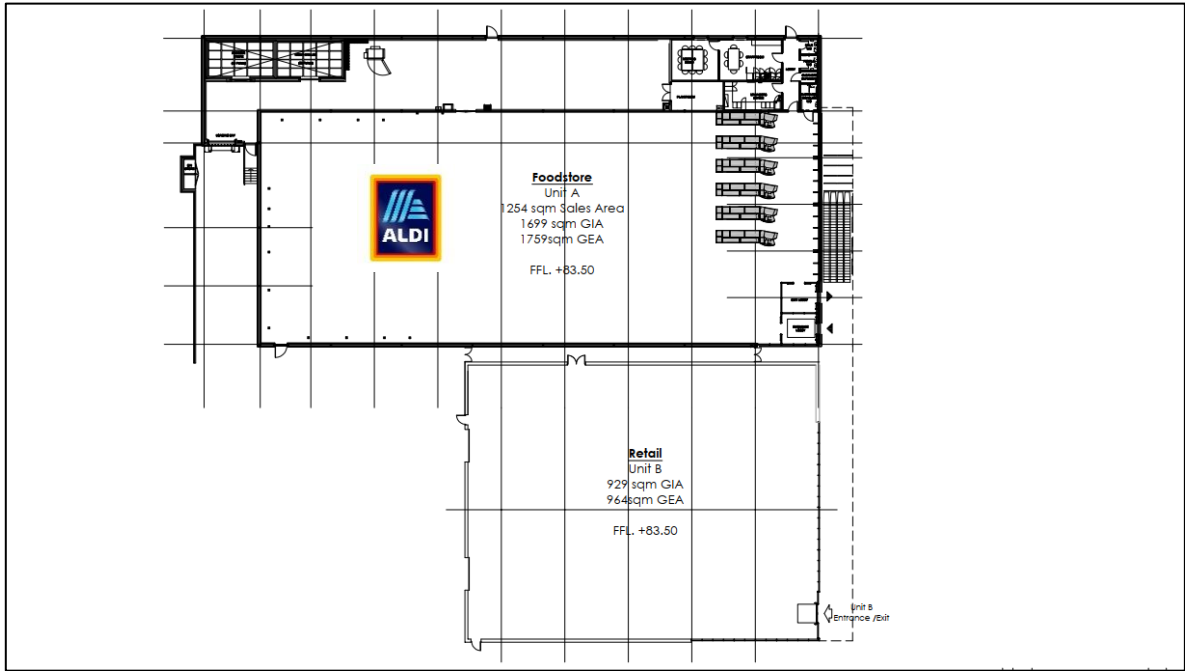
All prices quoted are exclusive of VAT which is payable at the prevailing rate.

Legal Costs

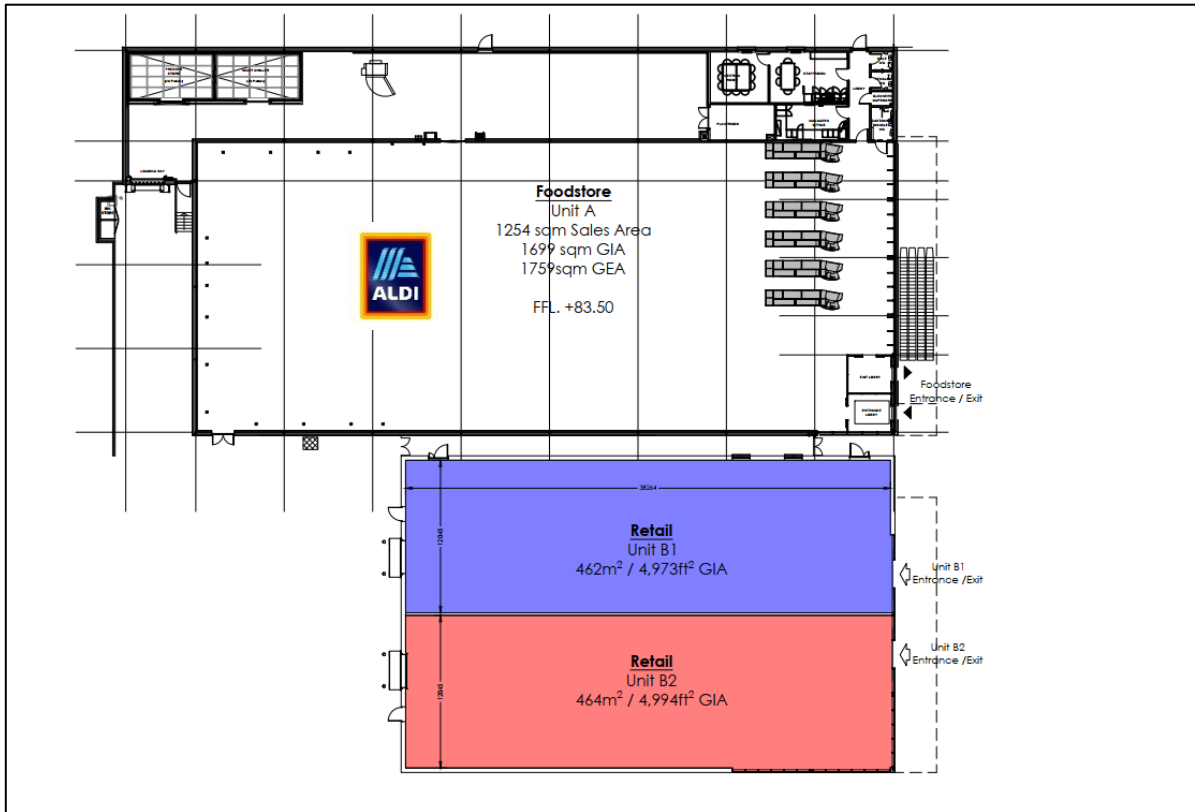
Each party to be responsible for their own legal, professional and surveyor's costs involved in the transaction.

Viewing

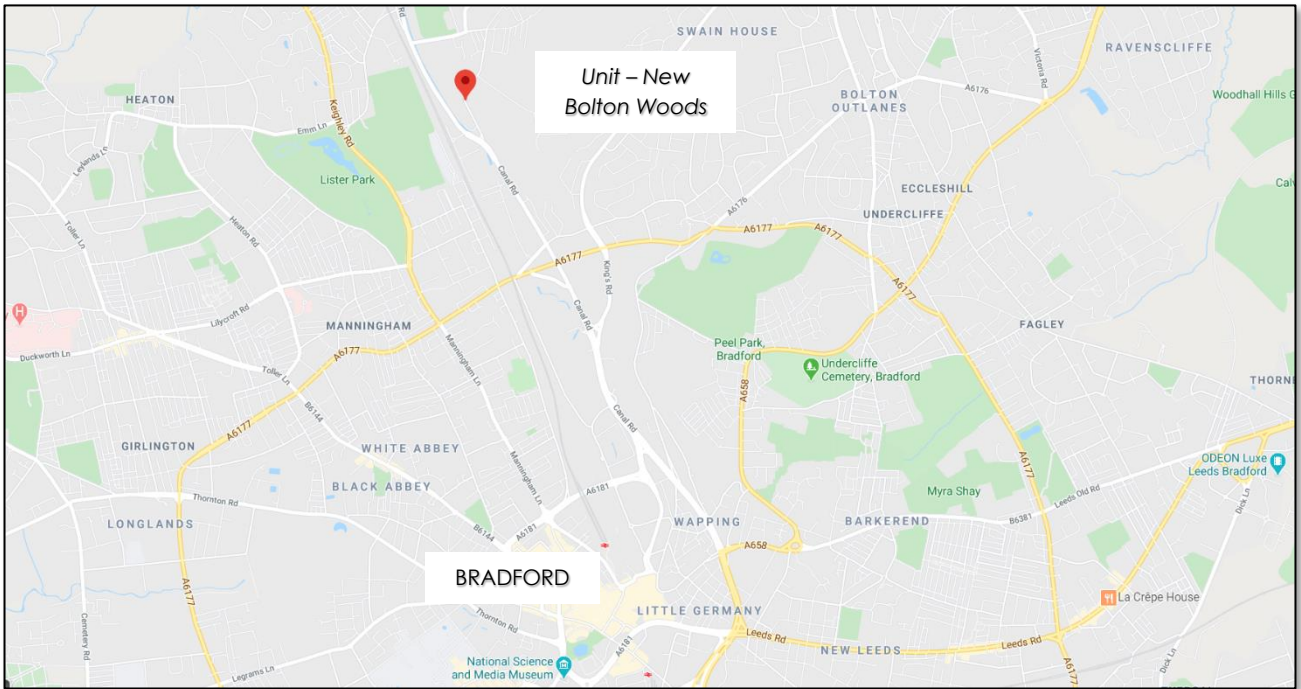
WSB Property Consultants LLP
 Contact: Adam Mobley
 Telephone: 07587 133540
 Email: amobley@wsbproperty.co.uk
 Subject to Contract



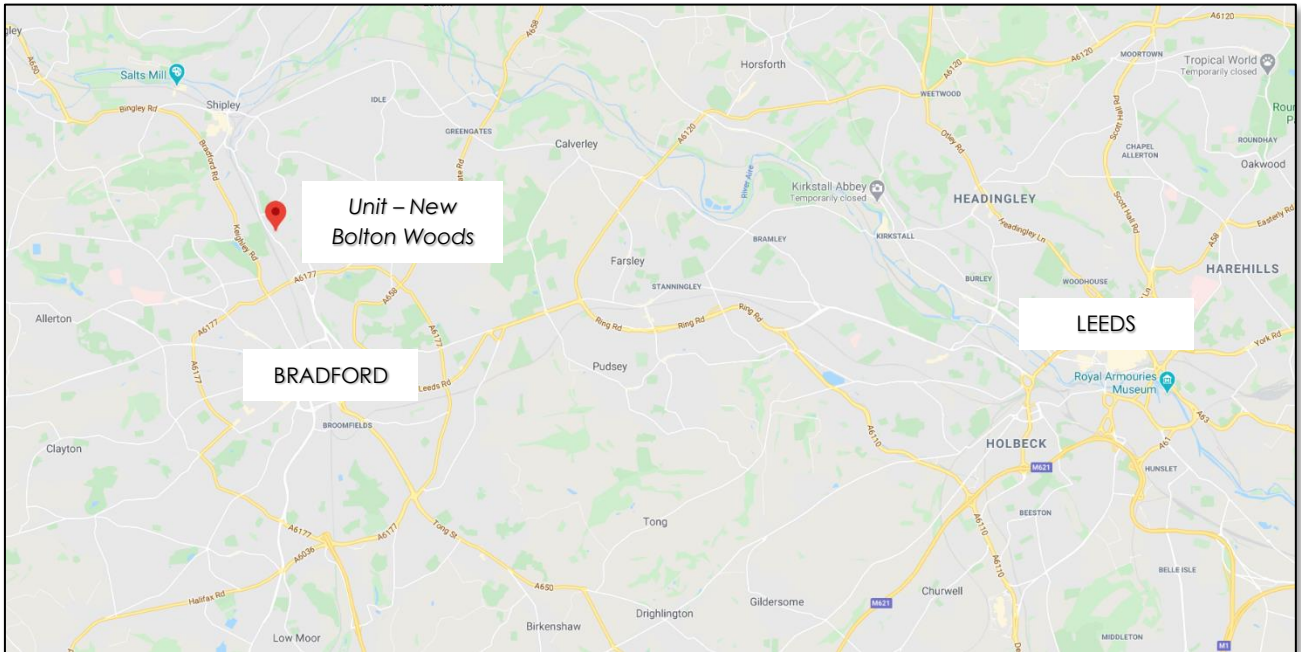
Indicative layout of the subject unit above



Indicative split of the subject unit above



Location Plan



Location Plan

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