



Tenancy and accommodation

Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Retail/Ancillary	232.26 sq m	(2,500 sq ft)	ONE STOP STORES LIMITED (1)	15 years from 11/12/2013 until 10/12/2028 (2)	£25,000	11/12/2018 11/12/2023
Retail/Ancillary	131.92 sq m	(1,420 sq ft)	IDEAL STUDENT MANAGEMENT LIMITED (t/a MBI)	5 years from 13/02/2015 until 12/02/2020	£22,500	-
Totals	364.18 sq m	(3,920 sq ft)			£47,500	

(1) For the year ending 27 February 2016, One Stop Stores Limited reported a turnover of £958,669,000, pre-tax profits of £15,031,000 and a total net worth of £174,115,000. One Stop Stores Limited are a subsidiary company of Tesco Plc. The tenant is not currently in occupation. (Source: Experian Group 18/01/2017).

(2) The lease provides for a tenant only option to determine on 11/12/2023.

Key Details

- Majority let to One Stop Stores Limited (a part of Tesco Plc)
- Approximately 3,920 sq ft
- Close proximity to University of Bradford City Campus, Bradford College and Bradford's Learning Quarter
- Prominent Roadside Location

Location

Miles: 7 miles north-east of Halifax
9 miles west of Leeds
20 miles south-west of Harrogate

Roads: A647, A658, A6177

Rail: Bradford Interchange and Bradford Forster Square Railway Stations

Air: Leeds/Bradford International Airport

Situation

The property occupies a corner position fronting Listerhills Road and Hey Street, less than half a mile south-west of Bradford City Centre. The University of Bradford City Campus is about 100 metres away housing a large student population and providing further retail and leisure facilities.

Description

The property comprises two ground floor retail units which benefit from rear access and loading.

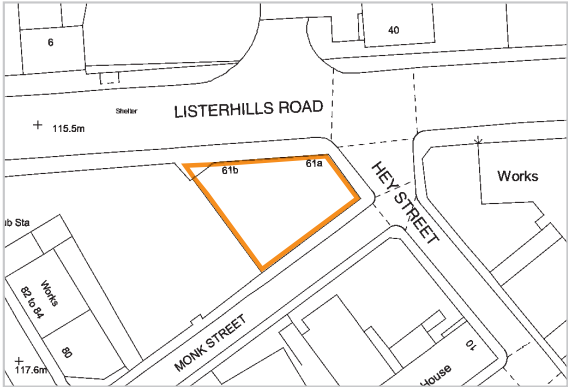
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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