

# Avenue Retail Park

Tong Street  
Bradford BD4 9RQ



**TO LET**

**A1 Retail Unit**

6,043 sq ft  
(561 sq m)



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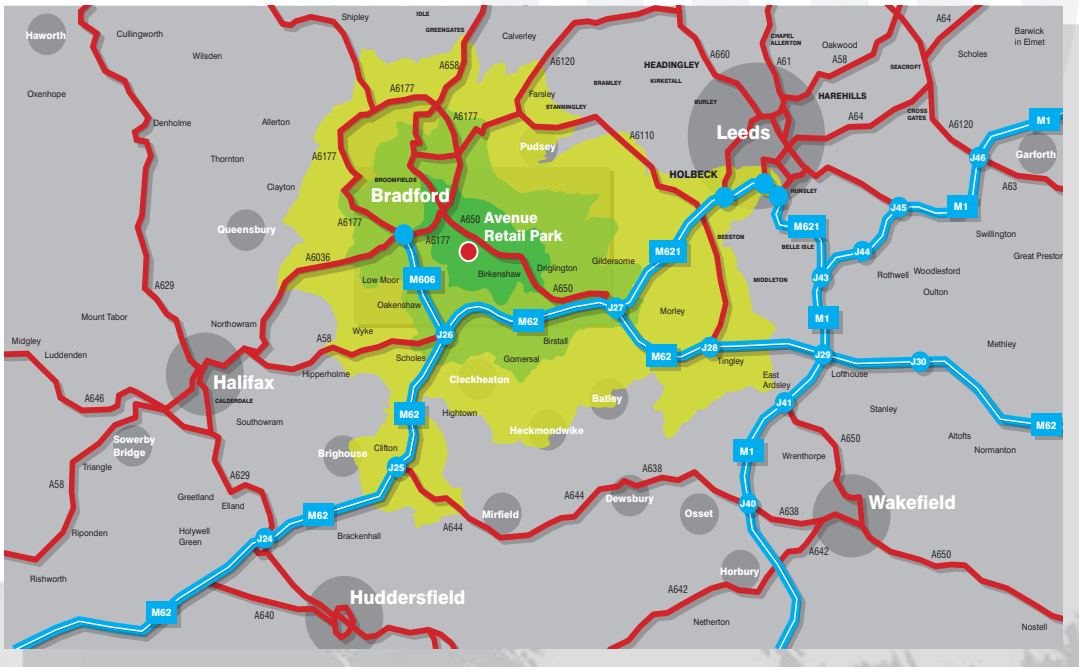


## The Scheme

The scheme comprises of 6 purpose built retail warehouses, extending to 42,313 sq ft in total, with shared parking for 204 car park spaces. The existing tenants on the scheme include Poundstretcher, Pet City, Iceland, Cash Converters and Wynsors World of Shoes. The subject property comprises of a 6,043 sq ft retail warehouse unit, with potential for part mezzanine. The unit will be stripped back to a shell by the current tenant.

## The Location

Avenue retail park is a short distance from South East of Bradford City Centre, along Tong Street. The locality represent the main out of town retail pitch for the local area, with Tong Street boasting average daily traffic flows of c.23,000 vehicles (dft).



Tong Street average daily traffic flows of c.23,000 vehicles (Source Department for Transport).  
Approx. 10 minutes driving time from Bradford City Centre.



**Drive time**      **Catchment population**

5 minutes      27,037



10 minutes      143,706



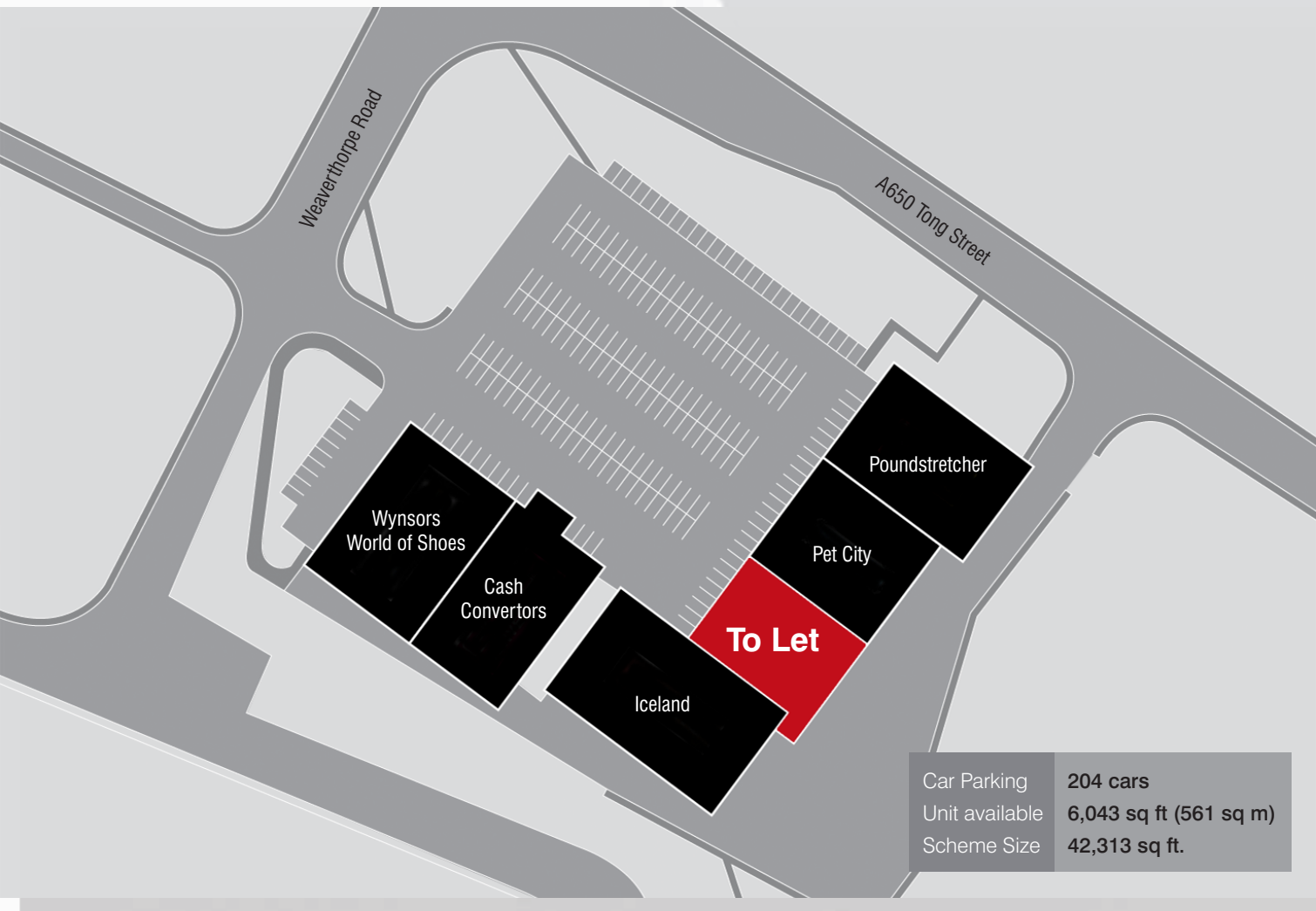
15 minutes      459,883



# Avenue Retail Park - Bradford



## To Let - A1 Retail Unit 6,043 sq ft (561 sq m)



### Availability

The property is arranged over a single ground floor providing 6,043 sq ft (561 sq m).

### Tenure

The property will be available by a new fully repairing and insuring lease and negotiable terms.

### EPC

The building has an energy performance rating of C 55. A certificate can be made available on request.

### VAT

The property will be liable for VAT at the prevailing rate.

### Legals

Each party will be responsible for their own legal costs in any transaction.

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## Further Information

Please contact: Ed Towers on 0113 235 5276  
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