

sharma  
williamson

Chartered Surveyors  
Commercial Property Agents

26/28 Sunbridge Road  
BRADFORD  
BD1 2AA



## TO LET

- Modern Retail / Commercial Unit Extending to **237.2 sq m (2254 sq ft)** plus Useful Basement
- Busy City Centre Location Close to City Park
- Suitable for Various Businesses
- **Rent: £27,500 pax**

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### SITUATION

The premises occupy a prominent and busy location within Bradford City Centre. This particular section of Sunbridge Road is a popular bus drop off/pick up point whilst in the immediate vicinity is the award winning City Park/Centenary Square development scheme.

Metered on street car parking is available.

The immediate locality is predominantly commercial with national occupiers including Tesco Express, VSC (Voluntary Service), together with a wide array of independent traders.

Various apartment schemes are closeby.

### PROPERTY/ACCOMMODATION

The accommodation comprises the upper ground floor and basement of a 4 storey mid terraced stone constructed Listed building.

The unit benefits from excellent triple window frontage to Sunbridge Road with recessed double doored and shuttered entrance.

Internally, the premises were last occupied by a charity retailer and as such present reasonably well.

Amenities include:-

- Wheelchair platform lift
- Modern suspended ceiling with grid light units throughout.
- Modern intruder and fire alarm system (with emergency lighting).
- Air conditioning
- IT/data points throughout.
- Modern staff kitchen
- Male/female and disabled WC.

The accommodation provides the following approximate net internal floor areas.

	Sq m	Sq ft
<u>Ground floor</u>		
Main retail area	209.0	2250
Staff kitchen	3.5	38
Male/female/disabled WCs	-	-
Corridor to	-	-
Rear store/Meter Room	24.7	266
<u>Basement</u>		
Stores	84.4	909

### RATING

A search of the Valuation Office website reveals that the property has the following Rateable Values:-

Rateable Value: £27,250  
Rates Payable (approx.): £11,815

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

### RENT

**£27,500 per annum exclusive Subject to Lease**

### LEASE

The property is available to let upon a new full repairing (with service charge) and insuring lease for a term to be agreed and incorporating upwards only rent reviews. A management charge of **7.5% (+VAT)** is also chargeable and payable by the ingoing tenant, in addition to the rent.

### BRADFORD CITY CENTRE GROWTH ZONE

We believe the premises are situated within the Growth Zone and as such, the occupier of the premises may be eligible for financial assistance. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following link: <https://www.investinbradford.com>

### LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction.

### VAT

Our clients advise that VAT is not chargeable on the rent, although they reserve the right to do so.

### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

### VIEWING

By contacting the sole agents:-

**Sharma Williamson**

**Tel: 01274 759955**

**Email: [info@sharmawilliamson.co.uk](mailto:info@sharmawilliamson.co.uk)**

**Web: [www.sharmawilliamson.co.uk](http://www.sharmawilliamson.co.uk)**

**(Feb 24)**

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