

sharma
williamson

Chartered Surveyors
Commercial Property Agents

47A Kirkgate
Bradford
BD1 1RA



TO LET

- Prominent Commercial Premises in the Heart of Bradford City Centre
- Gd fl Overall Area of **101.2 sq m (1089 sq ft)**, with Extensive Window Displays.
- Corner Frontage to Pedestrianised Bank Street and Kirkgate
- Rent: **£25,000 pax.**

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SITUATION

The premises occupy one of the most prominent positions within Bradford's traditional central retail core, with frontages onto pedestrianised Kirkgate and Bank Street.

Bank Street (Darley Street) is one of the main retail thoroughfares and its intersection with pedestrianised Kirkgate provides access to all of the City Centre's amenities, including the popular Broadway Shopping Centre.

Various national retailers are represented closeby including Pound Bakery, British Heart Foundation, Beffred etc, whilst the City Centre's principal bank branches are closeby (Nationwide, Halifax, Lloyds etc.).

Other occupiers include Savers and McDonalds whilst directly opposite is Kirkgate Shopping Centre and the proposed Darley Street market (under construction) and scheduled for completion in 2024.

PROPERTY/ACCOMMODATION

The unit forms part of Pearl Assurance House, an attractive Grade II Listed building.

The premises, the sales area of which has been refurbished, provides the following approximate net internal floor areas.

	Sq m	Sq ft
<u>Ground floor</u>		
Open plan sales area	72.1	776
Side window display areas	6.6	71
Rear store	13.8	148
Rear Strong room	8.7	94
<u>Lower ground floor</u>		
Additional window sales area	9.1	98
<u>Basement</u>		
Various stores / staff kitchen.		
Overall	90.6	975
WCs	-	-

RATING

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

Rateable Value:	£15,750
Rates Payable (approx.):	£6,520

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

RENT

£25,000 per annum exclusive Subject to Lease, Plus VAT.

LEASE

The property is available to let upon a new effective full repairing (with service charge) and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

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

We are advised by the Landlords that VAT will be charged on the rent at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned.

VIEWING

By contacting the sole agents:-

Sharma Williamson

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Web: www.sharmawilliamson.co.uk

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