

sharma
williamson

Chartered Surveyors
Commercial Property Agents

32/34 Bank Street
BRADFORD
BD1 1PR



TO LET

- Sizeable Double Fronted Retail Unit with Ground Floor of **451.3 sq m (4858 sq ft)**
- Excellent Configuration Suitable for Various Business Concerns (Showroom, Bar / Restaurant etc.).
- Guide Rent: **£65,000 pax**
- RV Significantly Reduced from April 2023!

W: www.sharmawilliamson.co.uk

E: info@sharmawilliamson.co.uk

T: 01274 759955





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SITUATION

The premises occupy one of the most central positions within Bradford's City Centre core, fronting onto pedestrianised Bank Street.

Bank Street (Darley Street) is one of the main retail thoroughfares within the City Centre providing convenient access to all of the City's main amenities including the popular Broadway Shopping Centre, Kirkgate Shopping Centre (now Council owned) and Travel Interchange / Forster Square train station.

The proposed flagship Darley Street Market is closeby.

PROPERTY/ACCOMMODATION

The premises, which form part of this prominently positioned 4 storey , Grade II Listed building provides a sizeable open plan ground floor unit (formerly occupied by Superdrug) with modern shopfront and extensive display windows.

The premises provide the following approximate net internal floor areas.

	Sq m	Sq ft
Ground floor*	451.3	4,858

*Floor areas have been provided by the clients and not measured by the agent.

RATING

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

Rateable Value (2023)	Rates Payable
£48,250	£24,076

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

RENT

£65,000 per annum exclusive Subject to Lease, Plus VAT

LEASE

The property is available to let upon a new effective full repairing 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 that VAT will be charged on the rent at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **B**, a copy of the Certificate and Report is available upon request.

VIEWING

Strictly by contacting the sole agents:-

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Web: www.sharmawilliamson.co.uk

(December 2023)



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