

sharma  
williamson

Chartered Surveyors  
Commercial Property Agents

# 6 Tyrrel Street BRADFORD BD1 1RJ



## TO LET

- Prominently Positioned Former Bank Premises with Ground Floor of **160.2 sq m (1,724 sq ft)** with Useful Basement Stores / Ancillary
- Busy City Centre Location
- Suitable for Various Business Concerns
- Rent: Was £41,500 pa, **Now £35,000 pa**

Suites 46&47 Radley House, Richardshaw Road, Pudsey, Leeds, LS28 6LE  
T: 01274 759955 E: info@sharmawilliamson.co.uk  
W: www.sharmawilliamson.co.uk





Chartered Surveyors  
Commercial Property Agents

### SITUATION

The premises occupy a busy and prominent location in the heart of Bradford City Centre, adjacent to a busy pedestrian crossing point which provides a direct link from the main retail core to Bradford College / University via City Park and City Hall. Sunbridge Road is a popular bus route with numerous bus stops.

Numerous long established national occupiers are closeby (TSB bank, Nationwide, Premier Vision etc. ). Other notable landmarks include the Science and Media Museum, Main Bus/Train Travel Interchange etc.

There is a sizeable external public seating area adjacent.

### PROPERTY/ACCOMMODATION

The premises are arranged at ground floor level within this attractive and imposing Grade II Listed building (known as Prudential Assurance Buildings) known for its distinctive French Renaissance red terracotta tiled elevations with attractive arched feature windows, doorways etc. enjoying frontages to Tyrrel Street, Ivegate and Sunbridge Road elevations.

The premises have been occupied for a significant number of years by a bank who have sympathetically modernised the accommodation to provide suspended ceilings, air conditioning etc.

The premises provide the following approximate net internal floor areas:-

	Sq m	Sq ft
<u>Ground floor</u> Predominantly open plan area with 3 partitioned private offices and rear staff area.		
<b>Overall</b>	<b>160.2</b>	<b>1,724</b>
<u>Basement</u> Partitioning to form stores, strong room, staff kitchen and Female / Male WCs		
<b>Overall</b>	<b>93.8</b>	<b>1,010</b>

### RATING

A search of the Valuation Office website reveals that the property has the following Rateable Value (2023 Rating List): -

Rateable Value: £12,000  
Rates Payable (approx): £5,988

At the time of preparing these particulars, this property (with a Rateable Value of less than £12,000) should not be liable to pay Business Rates (subject to qualifying conditions).

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

### RENT

Was £41,500 per annum, **now reduced to £35,000 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

Our clients advise that VAT will be chargeable at the prevailing rate.

### ENERGY PERFORMANCE CERTIFICATE

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

### 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)

**(Updated March 2023)**

Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
3. None of the building services or service installations have been tested and are not warranted to be in working order.
4. No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.
5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).