

sharma
williamson

Chartered Surveyors
Commercial Property Agents

37 Ivegate
BRADFORD
BD1 1SQ



TO LET

- City Centre Retail Premises with Ground Floor of **53.9 sq m (580 sq ft)**; Basement of **54.5 sq m (587 sq ft)**
- Busy Pedestrianised Street Popular With Retailers, Bars etc.
- Suitable for Various Uses (subject to Planning)
- Now with A4 (Drinking Establishment) Planning Consent
- Fully Tanked / Damp Proofed Basement with New Kitchen and WC Facilities
- **Reasonable Rental Offers Invited**

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SITUATION

The premises front onto Ivegate, a busy pedestrianised street within Bradford City Centre, particularly popular with various food outlets and independent mobile phone operators. Recently, the street has become established as one of the City's main bar circuits with a raft of new openings (including the Drum Winder, The Olde Crown, Yates etc), whilst closeby is the popular Sunbridge Wells complex.

Ivegate links to pedestrianised Kirkgate, one of the main shopping streets within Bradford City Centre with access to both Kirkgate and Broadway Shopping Centres.

PROPERTY/ACCOMMODATION

The accommodation, which forms part of a 3 storey building is situated at ground floor level and was last occupied by a national charity shop/retailer.

The premises provide the following approximate net internal floor areas.

Gross frontage	4.8m	15' 9"
Internal width	4.2m	13' 9"
Sales/built depth	14.5m	47' 7"

Ground Floor

Open plan sales area	53.9 sq m	580 sq ft
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Basement

Fully waterproofed / tanked open plan store with new kitchenette and WC facilities	54.5 sq m	587 sq ft
WC	-	-

RATING

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

*Rateable Value:	£6,300
Rates Payable (approx):	£3,143

*2023 Rating List

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

Reasonable rental offers are invited.

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).

LEASE

The property is available to let upon a new 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 with matters such as business rates, property improvements, recruitment etc. For further information please contact Invest in Bradford on 01274 437727 or go to:

<https://www.investinbradford.com/support/city-centre-business-growth-scheme/>

LEGAL COSTS

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

VAT

Our clients advise that VAT is chargeable on the rent etc. at the prevailing rate.

PLANNING

The property benefits from a Change of Use Planning Consent (Ref: 19/04063/FUL) from A1 (retail) to A4 (drinking establishment). Further details can be found by visiting <https://planning.bradford.gov.uk/online-applications/> and entering the planning reference or alternatively, upon request.

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

Web: www.sharmawilliamson.co.uk

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