



**77 Kirkgate
BRADFORD
BD1 1PZ**

- Refurbished prime unit with ground floor of **33.3 sq m (358 sq ft)** with useful upper floors.
- Pedestrianised location with busy footfall.
- Rent: **£25,000 pax.**
- Opposite Kirkgate Shopping Centre and close to Broadway Shopping Centre.
- No Business Rates payable (subject to qualifying conditions).

SITUATION

The premises front onto pedestrianised Kirkgate in the heart of Bradford's main retailing core close to its junction with Ivegate and opposite the main entrance to the Kirkgate Shopping Centre. Kirkgate links the Bradford College/University campuses through to the Broadway Shopping Centre.

Various other multi-national occupiers are close-by (including McDonalds, British Heart Foundation amongst others).

The award winning Sunbridge Wells complex is in the immediate locality.

PROPERTY/ACCOMMODATION

The property comprises a 3 storey stone building plus attic benefitting from the following amenities:

- Comprehensively renovated / refurbished to include a roof overhaul, internal plastering, damp proofing works etc.
- Partial air conditioning.
- Extensive ground floor display windows with automated internal security roller shutters.

The premises provide the following approximate dimensions and internal floor areas:-

Gross frontage	9.5m	31'10"
Internal width	9.2m	30'0"
Shop depth (max)	3.6m	11'11"
	Sq. m.	Sq. ft.
Ground Floor		
Sales area	33.3	358
First Floor		
Ancillary / additional stores	27.9	300
Second floor		
Kitchen / front store	21.6	232
Attic		
WCs; store	18.9	203
Basement		
Not measured	-	-
TOTAL AREA	101.7	1,093

RATING

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

Rateable Value: £6,400
Rates Payable (approx.): £3,194

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

£25,000 per annum exclusive—subject to Lease.

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. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following link

<https://www.investinbradford.com>

LEGAL COSTS

The ingoing tenant to be responsible for their own and the landlord's reasonable legal costs in this transaction.

VAT

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **E** 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

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