



**34/36 Ivegate
BRADFORD
BD1 1SW**

- Prominently positioned City Centre premises with a ground floor of **91.3 sq m (983 sq ft)** plus upper floors.
- Fronting pedestrianised Ivegate with a good variety of traders closeby.
- Opposite Sunbridge Wells Complex and close to the new Darley Street Market, Broadway Shopping Centre, Bradford Live etc.
- Rent: **£25,000** pax (no VAT)

SITUATION

The premises front onto pedestrianised Ivegate, particularly popular in recent times with independent bars and mobile phone retailers.. These include Crown Sports Bar and The Dubliner. The historic Sunbridge Wells Complex is closeby.

Ivegate is a popular pedestrian thoroughfare linking Kirkgate through to Market Street which in turn provides access to the popular Broadway Shopping Centre, City Park and all amenities. Kirkgate Shopping Centre is also closeby and earmarked for demolition to make way for the proposed "Bradford Urban Village".

PROPERTY/ACCOMMODATION

The property comprises a double fronted commercial building providing a well proportioned predominantly open plan ground floor sales area with ancillary basement stores (access via a trapdoor) and staff / stores to upper floors.

The premises provide the following dimensions and approximate floor areas:

	Sq. m.	Sq. ft.
Ground Floor	91.3	983
Basement Not inspected	-	-
First floor Stores / staff facilities	52.7	568
Second floor Stores / staff facilities	53.0	570
Attic2 Basic stores with WC	36.5	393

RATING

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

Description: Shop & Premises

Rateable Value (2026) £14,000

Please click on the link below to obtain an estimate of the annual Business Rates payable :

<https://www.gov.uk/calculate-your-business-rates>

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.

APPLICATION FEE

An application fee of £150 (+VAT) per applicant will be applicable to cover credit references, collating of documents to comply with Money Laundering Regulations etc.

NVEST IN BRADFORD

Bradford Council run various schemes which may offer help and support. 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

All prices and rentals quoted are exclusive of any VAT liability— if applicable.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING

By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

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