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Chartered Surveyors
Commercial Property Agents

OF INTEREST TO INVESTORS, OWNER OCCUPIERS, SPECULATORS ETC.

71/75 Kirkgate
BRADFORD
BD1 1PZ



FOR SALE

BY PUBLIC AUCTION

- To be Offered in Conjunction with Acuitus Auctioneers on **16/06/21** (Unless Sold Prior) – Lot 55
- Rare Freehold Opportunity in the Heart of Bradford City Centre
- Pedestrianised Location Opposite Kirkgate Shopping Centre, Next Door to McDonalds etc.
- Ground Floor of **187.9 sq m (2023 sq ft)** with First Floor (with Separate Entrance) of **148.0 sq m (1594 sq ft)**
- **Guide Price - £200,000** (Previously Marketed at £400,000)
- Planning Permission for 10 Flats (Upper Floors)

Suites 46&47 Radley House, Richardshaw Road, Pudsey, Leeds, LS28 6LE

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SITUATION

The accommodation fronts onto pedestrianised Kirkgate in the heart of Bradford's main retail core, close to its junction with Ivegate, opposite the main entrance to the Kirkgate Shopping Centre. Kirkgate links from the Bradford College/University Campuses through to the Broadway Shopping Centre.

Various other multi-national occupiers are close by (McDonalds, Primark, Subway etc.).

PROPERTY/ACCOMMODATION

The property comprises a 2 storey mid-terrace commercial building with sizeable ground floor and self-contained first floor (therefore suitable for separate occupation).

The premises provide the following approximate internal floor areas:-

	Sq m	Sq ft
<u>Ground floor</u>		
Main Sales Area	130.0	1400
Side office	12.1	130
Store 1	12.8	138
Store 2	33.0	355
Disabled WC	-	-
<u>Basement</u>		
Staff kitchen, stores	84.9	914
WCs	-	-
<u>First floor</u>		
Former beauty salon with dedicated kitchen and WCs. Overall	148.0	1594

RATING

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

<u>Ground floor</u>	
Rateable Value:	£47,000*
Rates Payable (approx):	£24,450

*ground floor RV was previously £89,500

<u>First floor</u>	
Rateable Value:	£10,250
Rates Payable (approx):	£ 4,776

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

SALE

The Freehold interest is to be offered by Public Auction on **16th June 2021** (unless sold prior) by Acuitus with a guide price of

£200,000 (previously marketed at £400,000) – Subject to Contract. Click [here](#) for auction details

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/>

PLANNING

The property benefits from planning consent granted on 30/04/21 (Ref: 20/03532/FUL) for the sub-division of the ground floor to form 2 retail units and change of use of the first floor to 5 x residential apartments and a further 5 units within a new decked 2nd and 3rd floor – **total 10 units**.

LEGAL PACK

A full legal pack is available via the auctioneers to interested parties.

VAT

Our clients advise that VAT is chargeable upon the rent/sale price at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **C** (ground floor and basement) and **D** (first floor), a copy of the Certificates and Reports are available upon request.

June 2021

VIEWING

By contacting the joint auctioneers:-

Sharma Williamson

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Acuitus

Ref: John Mehtab

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