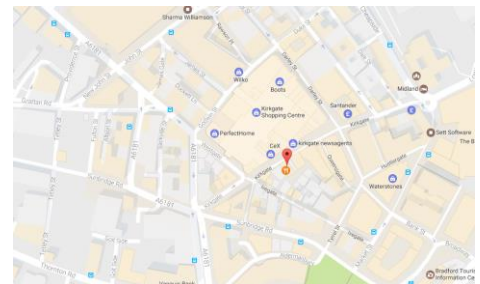


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Chartered Surveyors
Commercial Property Agents

OF INTEREST TO INVESTORS, OWNER OCCUPIERS, SPECULATORS ETC.

71/75 Kirkgate BRADFORD BD1 1PZ



TO LET/FOR SALE

- Ground Floor of **187.9 sq m (2023 sq ft)** with First Floor (with Separate Entrance) of **148.0 sq m (1594 sq ft)**
- Suitable for Various Business Concerns Due to Relaxed Planning Policy - E Class
- Possible Grant Assistance Available
- Rateable Value for Ground Floor Now Reduced!

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 closeby (McDonalds, Cex, Millets, Samsung, EE 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.

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).

RENT

First floor	£13,500 pa
Ground floor/basement	£35,000 pa
Subject to Lease, Plus VAT	

LEASE

The property is available to let (as a whole or in part) upon a new effective full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

SALE

Offers in the region of **£400,000** for the Freehold interest are sought, Subject to Contract.

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

The ingoing tenant is to be responsible for their own and the landlords reasonable legal costs in this transaction.

VAT

Our landlords 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.

VIEWING

By contacting the sole agents:-

Sharma Williamson

Tel: (01274) 759955

Email: info@sharmawilliamson.co.uk

Web: www.sharmawilliamson.co.uk

(Updated November 2020)