

sharma  
williamson

Chartered Surveyors  
Commercial Property Agents

8 Darley Street  
BRADFORD  
BD1 3HH



## TO LET

- Prime Retail Unit with Ground floor of **61.1 sq m (658 sq ft)** with Useful Additional Sales/Stores Across the Upper Floors/Basement
- Pedestrianised City Centre Location Opposite Kirkgate Shopping Centre
- Only **£20,000 pa** rental
- Flexible Lease Terms/Incentives Available

Suite 1, 1<sup>st</sup> Floor, Piccadilly Corner, 2/4 Piccadilly, Bradford, BD1 3L0057  
T: 01274 759955 F: 01274 736794 E: info@sharmawilliamson.co.uk  
W: www.sharmawilliamson.co.uk

Office also at 1<sup>st</sup> Floor, 8 Henry Street, Keighley, BD21 3DR





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### SITUATION

The premises occupy a busy pedestrianised location within Bradford City Centre, close to pedestrianised Kirkgate – forming part of Bradford's traditional retail core.

Directly opposite is one of the main entrances to Kirkgate Shopping Centre (and entrance to Primark) whilst close-by is the Broadway Shopping Centre. Numerous national retailers are represented close-by including Samsung, EE and the City's main Santander branch.

### PROPERTY/ACCOMMODATION

The property comprises a mid-terraced concrete framed and tiled retail premises benefiting from the following amenities:-

- Automated electric shutter over the shop front
- Fire alarm system
- Partial air conditioning facilities
- Neutral decorations throughout

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

Gross Frontage	8.1 m	26' 5"
Internal Width	7.4 m	24' 4"
Built/sales depth	9.7 m	31' 10"

**Sq m**      **Sq ft**

#### Ground Floor

Sales area with recessed/ arcade style shop front	61.1	658
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#### First Floor

Additional sales area with partitioned store	49.1	529
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#### Second Floor

Ancillary stores	63.0	678
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#### Basement

Male/female WCs	-	-
Staff kitchen	11.6	125
Main store	32.9	354

### RATING

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

Rateable Value:	£32,500
Rates Payable (approx):	£15,145

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.
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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).

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

### RENT

**£20,000 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 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/city-centre/growth-zone/>

### LEGAL COSTS

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

### VAT

Our clients advise that they do not intend to charge VAT but reserve the right to do so – if appropriate.

### 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](mailto:info@sharmawilliamson.co.uk)**

**Web: [www.sharmawilliamson.co.uk](http://www.sharmawilliamson.co.uk)**

**(July/2018)**