

sharma
williamson

Chartered Surveyors
Commercial Property Agents

77 Kirkgate
BRADFORD
BD1 1PZ



TO LET

- Refurbished Prime Unit Ground Floor of **33.3 sq m (358 sq ft)** with Useful Upper Floors
- Pedestrianised Location with a Busy Footfall
- Affordable Rental
- Opposite Kirkgate Shopping Centre and Close to Broadway Shopping Centre
- Potential Grant Assistance Available

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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 (MacDonalds, Cex, Millets, Samsung, EE etc)

PROPERTY/ACCOMMODATION

The property comprises a 3 storey stone building plus attic previously occupied by a Pawn Broker. The premises benefit from the following amenities:-

- Intruder alarm with CCTV
- Partial air conditioning
- Extensive ground floor display windows with internal security roller shutters
- Newly refurbished

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

Gross Frontage	9.5 m	31' 0"
Internal Width	9.2 m	30' 0"
Shop Depth (max)	3.6 m	11' 11"
	Sq m	Sq ft
<u>Ground Floor</u>		
Sales area	33.3	358
<u>First Floor</u>		
Ancillary/Additional sales	27.9	300
<u>Second Floor</u>		
Kitchen/front store	21.6	232
<u>Third Floor</u>		
WCs; Store	18.9	203
<u>Basement</u>		
	Not measured	

RATING

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

Rateable Value:	£9,600
Rates Payable (approx):	£4,790

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

£19,500 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/support/city-centre-business-growth-scheme/>

LEGAL COSTS

The ingoing tenant to be responsible for its 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

Strictly via the joint letting agents:-

Sharma Williamson

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Web: www.sharmawilliamson.co.uk

Steven A Goode & Company

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