

sharma  
williamson

Chartered Surveyors  
Commercial Property Agents

43 Ivegate  
BRADFORD  
BD1 1SQ



## TO LET

- Prominently Positioned Ground Floor Commercial Premises of **112.3 sq m (1290 sq ft)**
- Suitable for Various Business Concerns
- Excellent Frontage within the Heart of Bradford City Centre
- Rent: **£25,000 pax**

Suite 1, 1<sup>st</sup> Floor, Piccadilly Corner, 2/4 Piccadilly, Bradford, BD1 3L057  
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





Chartered Surveyors  
Commercial Property Agents

### SITUATION

The premises occupy a highly prominent corner location within Bradford City Centre at the junctions of Upper Millergate, Ivegate and Kirkgate, all of which are pedestrianised.

The Kirkgate Shopping Centre is directly opposite where a variety of national occupiers are represented (Boyes, Primark etc).

The ground floor forms part of Sunbridge Wells, a popular bar/restaurant development, the success of which has prompted numerous other bars to open on Ivegate (including Ye Olde Crown, The Wine Lodge, Drum Winder, Brit Box etc).

### PROPERTY/ACCOMMODATION

The property is situated at ground floor level forming part of this prominently located and attractive Grade 2 Listed building, benefitting from extensive window frontage to both Upper Millergate and Ivegate.

Internally, the premises were last used as a betting shop but are suitable for various alternative uses including retail, offices, bar/café etc.

The premises provide the following approximate dimensions and net internal floor areas.

Gross frontage (to Ivegate)	10.7m	34' 11"
Return frontage (to Upper Millergate)	13.0m	42' 8"
Built Depth	13.1m	42' 9"

	Sq m	Sq ft
<u>Ground Floor</u>		
Overall sales area (including staff kitchen)	112.3	1209
WCs	-	-

### RATING

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

Rateable Value:	£30,250
Rates Payable (approx):	£14,852

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

### RENT

**£25,000 per annum exclusive Subject to Lease, Plus VAT**

### 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

Each party are responsible for their own legal costs in this transaction.

### VAT

We are advised by our clients that VAT will be chargeable on the rent at the standard rate.

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **C**, 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)**

**(August 2020)**

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).