



**4/6 North Parade
Bradford
BD1 3HT**

- Fully renovated City Centre commercial premises.
- In the heart of Bradford's popular "Independent Quarter"
- Ground floor of **113.6 sq m (1223 sq ft)**; Store / staff area at basement level.
- Reduced from **£200,000** to **£189,950**

SITUATION

The premises are situated upon North Parade in the heart of the popular "Independent Quarter" characterised by several bars (The Peacock, The Record Café etc.) as well as service professional offices.

The Council have completed various shop / visitor friendly improvements to North Parade (landscaping, external seating areas etc.) whilst retaining some metered car parking provision.

PROPERTY/ACCOMMODATION

The property which is Grade 2 Listed, comprises a double fronted commercial unit which has recently been comprehensively refurbished to provide the following amenities:-

- Modern/contemporary decorations
- Automated electric shutters
- Staff WCs
- Alarm entry system
- Well configured sales area
- Central heating throughout

Gross frontage	11.2m	36'10"
Net frontage	9.4m	30'10"
Internal width (max)	9.8m	32'2"

	Sq. m.	Sq. ft.
Ground Floor		
Sales area	95.0	1023
Extended sales area / clinic	9.7	104
Kitchen	8.9	96
Basement		
Stores / staff / ancillary area	113.7	1224
TOTAL AREA	227.3	2447

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

RATING

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

Unit 1

Rateable Value: £4,950
Rates Payable (approx.): £2,470

Unit 2

Rateable Value: £7,900
Rates Payable (approx.): £3,942

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

SALE PRICE

£189,950 (WAS £200,000) for the virtual freehold interest (remainder of a 999 year ground lease having commenced in 2013).

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, 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 to be responsible for their own legal costs in this transaction

VAT

We are advised by our clients that VAT will not be chargeable on this transaction (however they reserve the right to do so).

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **F** a copy of the Certificate and Report is available upon request.

VIEWING

By contacting the sole agents:

Sharma Williamson

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