



**39/40 Bank Street
Bradford
BD1 1PU**

- Recently Refurbished Prime Retail / Office / Food / Drink* Premises of **142.4 sq m (1532 sq ft)** plus Basement of **83.8 sq m (902 sq ft)**
- Attractive Letting Incentives Available!
- **RENT: Upon Application; SALE PRICE: £300,000**

*Subject to Planning Consent

SITUATION

The premises occupy a prime pedestrianised location within Bradford's main retailing core with an extensive frontage to Bank St / Darley St close to its junction with Kirkgate. The popular 550,000 sq ft Broadway Shopping Centre and award winning Centenary Square / City Park are a short walk away, as is the proposed Darley Street Market (expected to be complete in Autumn 2024).

The immediate locality comprises predominantly multi national occupiers including Waterstones, Greggs etc. Banks / Building Societies include Barclays, Lloyds, Halifax Building Society, HSBC etc.

PROPERTY/ACCOMMODATION

The refurbished premises comprise the ground floor and basement of this multi-storey, attractive Listed Victorian building (upper floors separately let).

The accommodation comprises:-

| | | |
|---------------------------------|--------------------|--------------------|
| Gross frontage to Bank St | 14.4 m | 47'4" |
| Gross frontage to New Market Pl | 6.2m | 20'5" |
| Splayed frontage (with ramp) | 2.7m | 9'0" |
| | Sq. m. | Sq. ft. |
| Ground Floor | 134.3 | 1445 |
| Open plan sales area | | |
| Staff kitchen | 8.1 | 87 |
| Basement | | |
| Stores | 83.8 | 902 |
| TOTAL AREA | 226.2 sq. m | 2434 sq. ft |

RENT / LEASE

The property is available to let upon a new effective full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews. **Rent upon application.**

The property is currently occupied by a temporary tenant on flexible terms.

SALE PRICE

The freehold interest may be acquired which includes the upper floors (which have been sold on a long leasehold basis) – **Price: £300,000**

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/>

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:

*Rateable Value £23,750

Rates Payable: £11,850

*2023 Rating List

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the local Rating Authority as to the current rates liability.

LEGAL COSTS

The ingoing tenant to be responsible for all legal costs incurred in the transaction.

VAT

We are advised that VAT will be charged on the rent/sale price at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

The previous Energy Performance Rating for this property was **C**, however this has now expired. A new EPC has been commissioned.

VIEWING

By contacting the sole agents:

Sharma Williamson

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PHOTOS

