



**49/51 North Parade
BRADFORD
BD1 3JH**

- Excellent ground floor commercial premises extending to **88.0 sq m (947 sq ft)**
- Popular Central location.
- Suitable for a wide variety of end users including retail, office and food / bar.
- Rent: **£15,000 per annum (+VAT)**

SITUATION

The premises are situated upon North Parade adjacent to the busy junction with Manor Row/Manningham Lane and Drewton Road/Hamm Strasse, on the northern periphery of Bradford's retailing core, popular with niche retailers, professional office occupiers etc. and in recent times independent bar operators. These include The Record Café and The Peacock Bar.

Metered on street car parking is permitted on North Parade where visitor friendly improvements (external seating areas, widened pavements etc) have been carried out by the Council to further enhance the street.

PROPERTY/ACCOMMODATION

The ground floor premises which are to be offered to the ingoing Tenant in a shell condition (ready for fit out) benefit from the following amenities:

- Modern aluminium framed shop front with full height display window.
- Open plan configuration.
- Partitioned staff kitchen.

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

Gross frontage	6.0m	19ft 9in
Internal width (min)	5.4m	17ft 9in
Sales depth (max)	15.7m	51ft 5in
	Sq. m.	Sq. ft.
Ground Floor		
Open plan commercial area with staff kitchen	88	947
Disabled WC	-	-

RATING

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

Rateable Value: £8,600
Rates Payable (approx.): £4,291

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

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).

RENT

£15,000 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. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following link

<https://www.investinbradford.com>

LEGAL COSTS

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

VAT

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

ENERGY PERFORMANCE CERTIFICATE

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

VIEWING

By contacting the joint letting agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Walker Singleton (Ref Fortune Nguwo / Keith Cannon)

Tel: 0113 848000 (Fortune)

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Created: September 24