

# To Let



## 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)

www.sharmawilliamson.co.uk

T: 01274 759955



#### **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.

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		
	88	947

#### **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).

£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)

01422 430000 (Keith)

Email: fortune.nguwo@walkersingleton.co.uk

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<sup>1.</sup> The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.



<sup>2.</sup> 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 o 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.

<sup>4.</sup> No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.

<sup>5.</sup> Unless otherwise stated all prices and rents are quoted exclusive of VAT.

<sup>6.</sup> Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).