



**1st & 2nd Floor,
15/17 North Parade
BRADFORD
BD1 3JL**

- Modern office accommodation over 1st floor of **85.5 sq m (924 sq ft)** and 2nd floor of **71.4 sq m (769 sq ft)**. Totalling **156.9 sq m (1693 sq ft)**.
- Available together or separately.
- Popular North Parade location.
- Rent: **1st floor—£9,000 pax; 2nd floor—£6,500 pax**
- Zero Business Rates (subject to qualifying conditions).

SITUATION

The substantial property is situated upon North Parade within Bradford City Centre being particularly popular with niche retailers, independent bar operators etc., attracted by the availability of metered on-street car parking.

All of the City Centre's main amenities are within walking distance.

Various improvements have recently been completed on the street to further enhance the location including cycle stores, external landscaping, visitor seating areas etc.

PROPERTY/ACCOMMODATION

The modern offices are situated at first floor and second floor levels, forming part of this fully renovated and modernised office building.

The accommodation benefits from the following amenities:-

- Security intercom entry system
- Modern decorations throughout
- Good quality communal WC/staff facilities
- Comms/IT points throughout
- Air Conditioning
- Energy Efficient Lighting

The accommodation provides the following approximate net internal floor areas.

	Sq. m.	Sq. ft.
First floor		
Open plan office with partitioned Directors/Meeting Room	85.8	924
Second Floor		
Open plan office and board room with modern shared WC and kitchen facilities.	71.4	769
TOTAL AREA	57.7	621

RATING

A search of the Valuation Office website reveals that the property has the following Rateable Values (for the combined first and second floors – if the second floor is occupied in isolation, the premises will be reassessed):-

Rateable Value: £7,700

Rates Payable (approx.): £3,187

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).

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

RENT

First Floor - £9,000 per annum exclusive Subject to Lease, plus management charge of **£750 (+VAT)** per annum to the Landlord's appointed managing agents.

Second Floor - £6,500 per annum exclusive Subject to Lease, plus management charge of **£750 (+VAT)** per annum to the Landlord's appointed managing agents.

Attic – Reasonable Offers Considered.

LEASE

The accommodation is available To Let as a whole or upon a floor by floor basis, upon a new effective full repairing Lease (with Service Charge) and insuring Lease for a term to be agreed.

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

The ingoing tenant to be responsible for their own and the landlord's reasonable legal costs in this transaction.

VAT

Our clients advise that VAT is not chargeable on the rent, although they reserve the right to do so – if appropriate

ENERGY PERFORMANCE CERTIFICATE

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

VIEWING

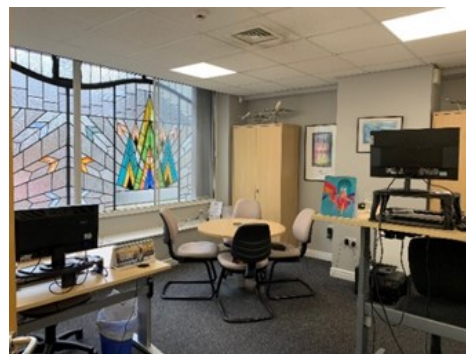
By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Updated: July 24



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