



**54/60 Sunbridge Road  
BRADFORD  
BD1 2AB**

- High profile commercial building in Bradford City Centre.
- Superb triple frontage
- Upper ground floor showroom premises of **167.4 sq m (1801 sq ft) Rent: £30,000 pax**
- Lower ground floor showroom premises of **173.8 sq m (1870 sq ft) Rent: £25,000 pax (under offer)**
- Suitable for various uses

### SITUATION

The premises are situated within the heart of Bradford City Centre occupying a high profile location adjacent to other major office occupiers (Anchor Housing, PFG / Vanquis Group, PWC etc).

The proposed Bradford Live project (3,800 seater capacity) and popular Alhambra Theatre are in the immediate locality with Bradford University/College Campuses within walking distance.

### PROPERTY/ACCOMMODATION

The 2 available floors are arranged at lower ground floor and upper ground floor levels within this attractive stone built structure, with both levels benefitting from having modern full height glazed frontages to both Sunbridge Road and Kirkgate elevations, and each with dedicated entrances. The accommodation has been fitted out to a high standard with quality tiled floors, marble effect walls and modern fittings

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

	Sq. m.	Sq. ft.
<b>Lower Ground Floor</b> Open plan sales area with partitioned office, meter room and stores.	173.8	1870
<b>Upper Ground Floor</b> Open plan showroom with	167.4	1801
<b>TOTAL AREA</b>	<b>341.2</b>	<b>3,671</b>

### RATING

A search of the Valuation Office website indicates that the whole property has a single assessment and will need to be re-assessed for rates purposes upon occupation.

**Rateable Value:** £22,250  
**Rates Payable (approx.):** £TBC

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

### RENT

Lower Ground Floor—**£25,000** per annum exclusive (terms agreed).

Upper Ground Floor—**£30,000** per annum exclusive

### LEASE / PREMIUM

The property is available to let upon a new full repairing (with service charge) and insuring lease for a term to be agreed and incorporating upwards only rent reviews

The existing high quality shop fittings can be purchased if of interest to a tenant—**Price Negotiable.**

### INVEST IN BRADFORD

Bradford Council run various schemes which may offer help and support. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following links

<https://www.investinbradford.com> or

<https://www.bradford.gov.uk/business/business/>

### LEGAL COSTS

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

### VAT

We are advised by our landlord clients that VAT is not chargeable, 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

March 2025



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