



**34/36 IVEGATE  
Bradford  
BD1 1SW**

- Prominently positioned City Centre premises with a ground floor of **91.3 sq m (983 sq ft)**.
- Fronting pedestrianised IVEGATE with a good variety of traders closeby.
- Opposite Sunbridge Wells Complex and close to the new Darley Street Market, Broadway Shopping Centre, Bradford Live etc.
- Rent: **£24,000 pax (no VAT)**
- Incentives available for installation of new shop front and WC.
- Zero Business Rates payable (subject to qualifying conditions).

### **SITUATION**

The premises front onto pedestrianised Ivesgate, particularly popular in recent times with independent bars and mobile phone retailers.. These include Crown Sports Bar and The Dubliner. The historic Sunbridge Wells Complex is closeby.

Ivesgate is a popular pedestrian thoroughfare linking Kirkgate through to Market Street which in turn provides access to the popular Broadway Shopping Centre, City Park and all amenities. Kirkgate Shopping Centre is also closeby and earmarked for demolition to make way for the proposed "Bradford Urban Village".

### **PROPERTY/ACCOMMODATION**

The property comprises a double fronted commercial building providing a well proportioned predominantly open plan ground floor sales area with ancillary basement stores (access via a trapdoor).

The premises provide the following dimensions and approximate floor areas:

	Sq. m.	Sq. ft.
<b>Ground Floor</b>	91.3	983
<b>Basement</b>		
Not inspected	-	-

### **RATING**

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

**Rateable Value:** £10,500  
**Rates Payable (approx.):** £5,240

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**

**£24,000** per annum exclusive Subject to Lease.

### **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.

### **INCENTIVES**

The ingoing Tenant may be required to alter/install a new shop front as well as WC facilities and associated services in order to make the ground floor unit self-contained from the upper floors, which have been earmarked for residential conversion (subject to suitable plans, consents etc.).

### **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**

Our clients advise that VAT is not chargeable upon the rent, although they reserve the right to do so.

### **ENERGY PERFORMANCE CERTIFICATE**

An Energy Performance Certificate has been commissioned.

### **VIEWING**

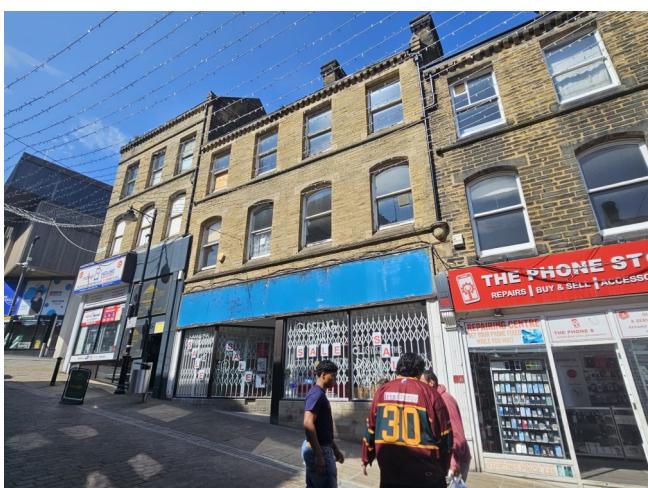
By contacting the sole agents:

**Sharma Williamson**

**Tel:** 01274 759955

**Email:** [info@sharmawilliamson.co.uk](mailto:info@sharmawilliamson.co.uk)

August 2025



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