



**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 Ivegate, 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.

Ivegate 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. |
|---------------------------|--------|---------|
| Ground Floor | 91.3 | 983 |
| Basement 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

August 2025

