



**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: was: £30,000 pax, now £20,000 pax**
- Suitable for various uses
- Lower ground floor showroom premises - **NOW LET!**
- **Upper ground floor remaining!**

www.sharmawilliamson.co.uk

T: 01274 759955

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.
Lower Ground Floor	LET!	
Upper Ground Floor Open plan showroom with staff kitchen	167.4	1801
TOTAL AREA	167.4	1801

RATING

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

Authority: Bradford Council
Description: Shop & Premises
Rateable Value (2026): TBC

Please click on the link below to obtain an estimate of the annual Business Rates payable :

<https://www.gov.uk/calculate-your-business-rates>

The building is currently assessed for rating purposes as a whole

RENT

Was: £30,000 now reduced to £20,000_per annum exclusive
 Subject to Lease

LEASE / PREMIUM

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.

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

APPLICATION FEE

An application fee of £150 (+VAT) per applicant will be applicable to cover credit references, collating of documents to comply with Money Laundering Regulations etc.

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

Updated: August 2026

Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

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