



**33 Ivegata
BRADFORD
BD1 1SQ**

- Sizeable commercial premises with PP for clinic use.
- Extending to **79.3 sq m (854 sq ft)**
- Suitable for various businesses!
- Busy pedestrianised City Centre location!
- Rent: **£15,000 pax.**

SITUATION

The premises front onto Ivegate, a pedestrianised thoroughfare within Bradford City Centre linking Market Street/Hustlergate through to Kirkgate, the latter forming part of the City's main retailing core.

As well as being one of Bradford's oldest retail locations, Ivegate has in recent times become a popular bar and food destination (Crown Sports Bar, The Dubliner, Wine Lodge) and, the historic Sunbridge Wells complex is closeby.

The popular Broadway Shopping Centre, and City Park are closeby.

PROPERTY/ACCOMMODATION

The property comprises a commercial unit, forming part of a 3 storey (plus attic) building, the upper floors of which do not form part of this letting transaction.

Internally the main sales area is "split level" with non-structural partitioning to form 3 treatment rooms, office and staff kitchen.

The premises have been refurbished and provide the following amenities:-

- New aluminium shop front with extensive window display
- External shutters for the shop front
- Recessed double-doored entrance
- Suspended ceiling with LED light units.

The accommodation provides the following approximate net internal floor areas:

	Sq. m.	Sq. ft.
Ground Floor		
Lower sales area	14.6	157
Upper sales area	64.8	697
TOTAL AREA	79.3	854

RATING

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

Rateable Value: £11,750
Rates Payable (approx.): £5,863

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

RENT / LEASE

£15,000 per annum exclusive - subject to Lease,

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.

A management charge of **7.5% (+VAT)** of the rent is also payable by the ingoing tenant, in addition to the rent per annum exclusive Subject to Lease, plus VAT—if appropriate.

PREMIUM

The premises are currently fitted out for a continuation as a clinic use with treatment tables, chairs, fans etc.

All items can be acquired for a premium – **Reasonable Offers Invited** (although the Landlords (nor their agents) provide any warranties as to their working order, condition etc.)

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 a fixed contribution towards the landlords reasonable legal costs in the sum of £350 (+VAT)

VAT

Our clients advise that VAT will not be chargeable on 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

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