

**BRADFORD • 47A KIRKGATE**



**HIGHLY PROMINENT RETAIL UNIT TO LET**

## LOCATION

As the UK's 6 largest City with a district population of 467,000 (Census 2011), Bradford has superb retail offer. The city centre is home to a number of household names including **Primark**, **Marks & Spencer** and **H&M**

The subject property occupies a highly prominent corner position fronting the pedestrianised Kirkgate and Bank Streets in the heart of the city's centre. Kirkgate provides a direct route acting as a busy thoroughfare between the City's two main covered shopping centre's therefore benefiting from strong footfall.

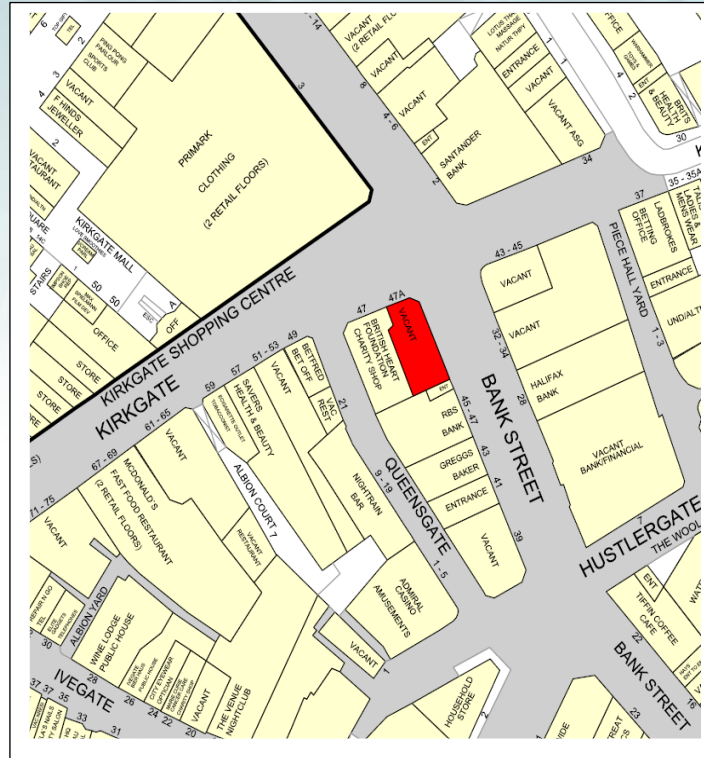
The property lies adjacent to the **British Heart Foundation** with nearby occupiers including **Savers**, **Halifax Bank** and **Santander**.

The property is in a good condition having recently been stripped refurbished to a high quality "white box" standard, ready to be fitted out.

## TERMS

The unit is available by way of new full repairing and insuring lease at a commencing rent of £25,000 per annum exclusive.

The Tenant will also be liable for service charge costs. Further details are available on request.



## ACCOMODATION

The property is arranged over ground floor and basement level and provides the following net internal areas:

Ground Floor Sales	920 sq ft (85.45 sq m)
Ground Floor Storage	136 sq ft (12.67 sq m)
Lower Ground Floor Anc.	112 sq ft (10.40 sq m)
Basement	947 sq ft (87.98 sq m)
<b>TOTAL</b>	<b>2,115 sq ft (196.49 sqm)</b>

## RATING

We understand that the premises have been assessed for business rates as follows:

Rateable Value: £65,500

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

## EPC

An EPC will be made available on request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

## VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

## VIEWINGS

Strictly via prior appointment through the letting agents

**Rawstron Johnson - 0113 450 7000**

**Email:**

[lawrence@rj-ltd.co.uk](mailto:lawrence@rj-ltd.co.uk) or  
[anthony@rj-ltd.co.uk](mailto:anthony@rj-ltd.co.uk)

**SUBJECT TO CONTRACT**

