



**87 KIRKGATE
BRADFORD, BD1 1SZ**



TO LET

Lock Up Retail Unit

Extending to Approximately 24.99 sq. m. (269 sq. ft.)

With Basement Storage/Staff Area of 21.46 sq. m. (231 sq. ft.)

RENTAL - £9,850 Per Annum Exclusive

87 Kirkgate, Bradford, BD1 1SZ

LOCATION

The property occupies a central position, fronting onto Kirkgate, between its junctions with Ivegate/Westgate and Sunbridge Road. The property is in a established retail position and nearby occupiers include Milano Hair & Beauty, Stitch Express, Mario's (Hairdressers) and Subway. On-street car parking is immediately available to the front of the property on Kirkgate and the property is close to the Kirkgate Shopping Centre with associated shops and car parking.

ACCOMMODATION

The property offers the following dimensions and approximate net internal floor areas:-

Gross Frontage 4.57 metres (15' 0")

Internal Width 4.42 metres (14' 6")

Shop Depth 6.91 metres (22' 8")

Ground Floor

Sales Area 24.99 sq. m. (269 sq. ft.)

Basement

Staff/Stores 21.46 sq. m. (231 sq. ft.)

Total Net Internal Floor Area

46.45 sq. m. (500 sq. ft.)

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description: Shop and Premises

Rateable Value: £5,600

The Uniform Business Rate for 2019/2020 is 50.4 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

LEASE

The property is offered to let on a new full repairing and insuring lease by way of service charge recovery. The tenant is responsible for internal repairs and for reimbursing to the landlord a proportion of the cost of repairs to exterior, roof, main structure of the building known as General Buildings, together with a proportion of the cost of insuring the property etc.

RENTAL

£9,850 per annum exclusive – Plus VAT – if appropriate.

VAT

VAT will be charged at the prevailing rate – if applicable.

LEGAL COSTS

The ingoing tenant to be responsible for all reasonable legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) has been commissioned.

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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