

BRADFORD

39 - 40 BANK STREET

RETAIL / A2 / CAFE (SUBJECT TO PLANNING) INCENTIVES AVAILABLE



Computer Generated Image

LOCATION

Bradford is a major commercial centre in West Yorkshire with an estimated Urban Area population of 294,000 persons and a catchment population within 10km of approximately 609,000 (Focus).

The subject property occupies a hugely prominent corner location in the heart of the city centre, at the junction of Bank Street and Tyrell Street, close to **Waterstones, Superdrug, Boots, Greggs** and **EE**.

ACCOMMODATION

The unit is arranged at ground and basement level and provides the following approximate dimensions and net floor areas:

Gross Frontage (to Bank Street)	47'04"	14.43 m
Gross Frontage (to Hustlergate)	20'05"	6.22 m
Splay Frontage	9'00"	2.74 m

Ground Floor:

Front Sales	1,034 sq ft	96.06 sq m
Raised Rear Sales	411 sq ft	38.18 sq m
Total Sales	1,445 sq ft	134.00 sq m
Staff/Kitchen	87 sq ft	8.08 sq m

Basement:

Ancillary Staff/Storage	902 sq ft	83.80 sq m
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TERMS

Upon application

INCENTIVES

12 months rent free, subject to status.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available for inspection if required.

RATES

We are advised the property is assessed as follows:-

Rateable Value	£ 109,000.00
UBR (2014/2015)	48.2p
Rates Payable (2014/2015)	£ 52,538.00

This firm gives no warranty that these values are accurate and interested parties are advised to make their own enquiries to Bradford City Council Business Rates Department (tel: 01274 437744). The Rates Payable may be subject to transitional relief.

BRADFORD CITY CENTRE GROWTH ZONE

This property is within the Bradford City Centre Growth Zone and public funds may be available to a new occupier, including a property and equipment grant and/or a 3 year business rates rebate. Please contact Invest in Bradford (tel: 01274 437727) for further details.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING & FURTHER INFORMATION

Please direct all enquiries to the joint agents:-

John Birtwistle D: 0113 383 3758
E: john.birtwistle@brassrow.co.uk

Richard Webster D: 0113 383 3756
E: richard.webster@brassrow.co.uk

Or

Sonny Sharma at Sharma Williamson
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SUBJECT TO CONTRACT



Experian Goad Plan Created: 13/02/2014
Created By: Brassington Rowan

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