

# BRADFORD

**78 GODWIN STREET  
KIRKGATE SHOPPING CENTRE**

**WOULD SUIT PUB / CAFÉ  
RETAIL / SHOWROOM USES  
INCLUDES UPPER FLOOR FLAT**



## LOCATION

Bradford is the UK's 7<sup>th</sup> largest city and reputedly has the fastest growing economy in Yorkshire. **Kirkgate Shopping Centre** serves as Bradford's prime retail destination, where key tenants include **Primark (80,000 sq.ft)**, **New Look**, **Argos**, **Boots**, **BANK**, **River Island** and **Ann Summers**.

Other amenities include the **Kirkgate Indoor Market** and **661 space multi-storey car park**.

The unit fronts onto busy Godwin Street where nearby retailers include **Wilkinson**, **Greggs**, **Greenwoods**, **Perfect Home**, **Deichmann Shoes** and **WH Smith**.

## ACCOMMODATION

The premises are arranged at ground, basement and first floor levels and provide the following approximate net internal floor areas:

### Ground

Reception Area	164 sq ft	10.76 m
Main Bar/Sales Area	661 sq ft	61.41 m
Rear Ancillary	110 sq ft	10.22 m

### Basement

Bar/Performance Area	981 sq ft	91.14 sq m
Ancillary	289 sq ft	26.85 sq m

### First Floor

Staff / Store	235 sq ft	21.83 sq m
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### First Floor Flat

2 bedrooms, living room, kitchen, bathroom.

## LEASE

A new effectively full repairing and insuring lease is available for a term to be agreed at an initial rental of £ 20,000 per annum, exclusive.

## RATES

We are verbally advised by the local rating authority that the property is assessed as follows:-

Rateable Value	£ 6,700.00
UBR (2014/2015)	48.2p
Rates Payable (2014/2015)	£ 3,155.70

This firm gives no warranty that these values are accurate and interested parties are advised to make their own enquiries with Bradford City Metropolitan District Council (01274 432 111).

## 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.

## ENERGY PERFORMANCE CERTIFICATE

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

## LEGAL COSTS

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

## VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT. Interested parties must satisfy themselves independently as to the incidence of VAT on any transaction.

## VIEWING & FURTHER INFORMATION

**STAFF UNAWARE**, please therefore contact the joint letting 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

Jamie Simister of Jamieson Retail (tel: 07551 760696)

**SUBJECT TO CONTRACT & VACANT POSSESSION**



Experian Goad Plan Created: 01/10/2014  
Created By: Brassington Rowan

For more information on our products and services:  
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