

BRADFORD

72-74 GODWIN STREET

OFFICE / RETAIL UNIT DOUBLE HEIGHT FRONTAGE



LOCATION

The property occupies a good secondary location between the entrance to the **Kirkgate Shopping Centre's 661-space multi-storey car-park** and **Perfect Home**.

Other occupiers nearby include **WH Smith, Deichmann Shoes, Wilkinsons, Greggs, Cash Generator** and **Greenwoods Menswear**

ACCOMMODATION

We are advised the property offers the following approximate dimensions and net internal areas:-

Gross Frontage	11.02m	36'0"
Internal Width (max)	10.90m	35'9"
Shop/Office Depth	9.30m	30'6"

Ground Floor

Sales / Office	89.19 sq m	960 sq ft
Storage	6.88 sq m	74 sq ft

Mezzanine

Staff / Storage	7.71 sq m	83 sq ft
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First Floor

Offices	77.30 sq m	832 sq ft
Storage	5.67 sq m	61 sq ft

LEASE

A new effectively full repairing and insuring lease is available for a term to be agreed.

RENT

£ 17,500 per annum, exclusive.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band G (180). A full copy of the EPC is available upon request.

RATES

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

Rateable Value	£ 20,650.00
UBR (2014/2015)	48.2p
Rates Payable (2014/2015)	£ 9,953.30

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 437744).

Please see attached fact sheet on Rates-Saving Initiative and Grant Assistance.

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.

FURTHER INFORMATION

Please 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/Dominic Chambers at Douglas Stevens (tel: 0207 491 0999).

SUBJECT TO CONTRACT



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

For more information on our products and services:
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Ordnance Survey 100017316

Bradford City Centre Business Growth Scheme

The City Centre Business Growth Scheme aims to support new and or existing businesses to create quality, sustainable jobs within the city centre Growth Zone. It offers :

1. **Business Rate Rebates** to eligible businesses that are creating 'new' jobs inside the zone. Successful applicants will be assigned up to £16,000 worth of business rate rebate per new full time equivalent job created, to a maximum of total business rates payable. The rebate is paid quarterly for a 3 year period once evidence is provided that the new job(s) continue to be filled.
2. **Property Improvement Grants** of up to 50% of the cost of alterations, improvements, shop fronts, etc
3. **Machinery and Equipment Grants** of up to 50% of the cost of purchasing equipment to re-fit units

Due to European regulations, any and all public investment in a single company can only be granted to a maximum of £170,000 over any rolling three year period. All funds are subject to successful rebate and/or grant application.

Eligibility

The City Centre Business Growth Scheme will be open to businesses that:

- Move into/or are based inside the city centre growth zone boundary.
- Create new (additional) full time equivalent jobs inside the zone.
- Demonstrate real market potential and a sound business model (including financial statements).
- Contribute to the economic and commercial diversity of the city centre.
- Work with the Council and partners to maximise local impact.
- Haven't received more than 200,000 euros worth of public investment in the past three years (EU State Aid compliance).

Businesses in key sectors will receive priority access to the growth scheme:

- Financial, Legal, Business and Professional Services.
- **Leisure and Retail.**
- High-growth sectors including small scale advanced manufacturing, Green technologies, creative and digital industries.
- Businesses located in the zone wishing to expand through job growth.
- Social Enterprises (depending on legal status).

Please Note: This information is provided without prejudice but in good faith and interested parties MUST make their own enquiries and satisfy themselves that they are eligible for this support.

For more information, please visit www.gumptioncentres.co.uk/bradfordgrowthzone and/or www.investinbradford.com