

TO LET

**FIRST FLOOR- 45/55
NORTH PARADE
BRADFORD
BD1 3JH**

- SUBSTANTIAL FIRST FLOOR ACCOMMODATION
- POPULAR LOCATION
- SUITABLE FOR VARIOUS USES INCLUDING OFFICE/ LEISURE (STPP)
- 442.95 M2 (4768 SQ.FT)



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Accommodation

| The Total Approximate gross internal floor areas are: | | |
|---|-------|--------|
| | Sq Ft | Sq M |
| Total Approximate GIA | 4,768 | 442.95 |
| All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent. | | |

Rateable Value

The unit will be reassessed for rating purposes upon occupation.

Terms

The premises are available to let on a new full repairing and insuring lease for a term to be agreed.

Rental

£30,000 Per Annum

VAT

The prices and/or rentals quoted are exclusive of VAT (if applicable)

Legal Fees

The ingoing tenant will be responsible for the landlords legal costs in this transaction as well as their own.

Viewing

By arrangement with the joint agents:-

Mathew Bower

Direct Line: 01274452023
Email: mathew.bower@walkersingleton.co.uk
Or Sharma Williamson
Tel: 01274 759955

Ref: 33621
Mar-16

Location

The property is located on North Parade close to its junction with Manor Row within Bradford City Centre.

North Parade is popular with independent traders, professional users and also houses some niche bar/cafe users. On street parking is provided on North Parade with other longer stay car parks situated close by.

Description

The premises are situated at first floor level of a 1960's built parade of offices and shops above the popular Record Café Bar, a solicitors office and a European Supermarket.

The accommodation is largely open plan and currently fitted to a shell specification benefitting from two street level entrances from North Parade and would suit a variety of uses (STPP).



Raven House, Kingsgate, Bradford, BD1 4SJ

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