

## TO LET

**49-51 NORTH PARADE  
BRADFORD  
BD1 3JH**

- Ground Floor Retail/Office Premises
- Popular City Centre Location
- Close to Various Food/Bar and Retail Users
- 88 Sq. M. (947 Sq. Ft.)



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## Location

The property is located on North Parade close to its junction with Manor Row within Bradford City Centre. North Parade is situated in the Independent Quarter and houses various retailers, professional users and also some niche bar/cafe users including The Sparrow, The Record Café and Crafted Kitchen and Bar.

On street parking is provided on North Parade with other longer stay car parks situated close by.

## Description

The property comprises a ground floor retail property last used as a solicitor's office and fitted out for this purpose. The accommodation comprises of open sales/office area accessed by way of a modern aluminium and glazed shop front and benefiting from suspended ceilings with inset lighting, perimeter trunking and carpet covered floors. To the rear of the office/sales area are kitchen and WC facilities.

## Terms

The premises are offered to let for a term to be agreed by way of a new effective full repairing and insuring lease.

## Accommodation

The Total Approximate net internal floor areas are:	
Sq Ft	Sq M
947	88

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 property has been assessed for uniform business rates with a rateable value of £12,250

## EPC

The property has been assessed and has an EPC rating of E (117)

## Rent

**£12,500 per annum exclusive**

## VAT

The prices quoted are exclusive of VAT (if applicable)

## Viewing

For viewing arrangements, please call the joint agents:-

### Sam Davill

Direct Line: 01274452024

Email: [sam.davill@walkersingleton.co.uk](mailto:sam.davill@walkersingleton.co.uk)

OR

Sharma Williamson  
01274759955

Ref: 33621  
Apr-22



Raven House, Kingsgate, Bradford, BD1 4SJ

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