

RETAIL UNIT TO LET



BRADFORD

23 Bank Street, BD1 1PU

APPROX 1,950 Sq Ft (181 sq m)

- Excellent central location
- Close to other prime retail units and in proximity of two shopping centres

PROPERTY DETAILS

Location

The property is situated prominently on Bank Street, which adjoins Market Street and Hustlergate. Bank Street is a strong retail pitch in Bradford, with occupiers including Caffe Nero, Nationwide, Tiffin Coffee and Blooms Florist. Bank Street also acts as a thoroughfare between the city's two shopping centres, Broadway and Kirkgate.

Accommodation

The property is arranged over ground and basement floors, comprising the following:

Ground Floor: 1,808 sq ft
(168 sq m)

Tenure

The property is available by way of a new effectively full repairing and insuring lease.

Quoting Rental

£20,000 per annum exclusive.

Service Charge

The estimated service charge is £1,777.62 per annum.

EPC

Full Energy Performance Certificate available on request.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Rateable Value

Rateable Value: £24,500
UBR (2023/24): £0.512
Rates Payable: £12,544 pa

(Interested parties are advised to make enquiries with the Local Authority.)



Further Information/Viewing

For further information or to arrange an inspection please contact either joint agents:

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Subject to Contract

Details prepared April 2022

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