



Mill Street, Bradford, West Yorkshire, BD1

- CITY CENTRE LOCATION
- IDEAL FOR VARIOUS BUSINESS USES
- WALKING DISTANCE TO FORSTER SQUARE TRAIN STATION/RETAIL PARK
- HIGH FOOT TRAFFIC AREA

- SUITABLE FOR EXISTING BUSINESSES OR START UPS
- HIGHLY SOUGHT AFTER LOCATION
- 2 MONTHS RENT FREE PERIOD
- ALLOCATED PARKING

£2,000 Per Month - Deposit £2,000

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Hunters Bradford are pleased to present this commercial property available To Let, nestled in the heart of Bradford, a sought-after location. This property requires modernisation, providing an excellent opportunity for those seeking a project with the potential to create a unique and personalised space.

One of the property's standout features is its versatility that it could serve excellently as a health spa, salon or gym offering a wonderful opportunity for entrepreneurs in these sectors. However, with the right vision, this space could be transformed to suit a variety of different business types.



With local amenities nearby, your business will be ideally placed for convenience and foot traffic, Conveniently located near to Bradford Forster Square Station and Forster Square Retail Park. The area is well-regarded and highly sought after, adding further appeal for potential clients or customers.

Please note that this property is indeed a project, needing modernisation, but it certainly has potential. This is a unique opportunity to shape a commercial space to fit your business's specific needs and style. The property's potential, coupled with its excellent location, makes it a promising prospect for any business owner with a vision.

For further details or to arrange a viewing, don't hesitate to get in touch with us.



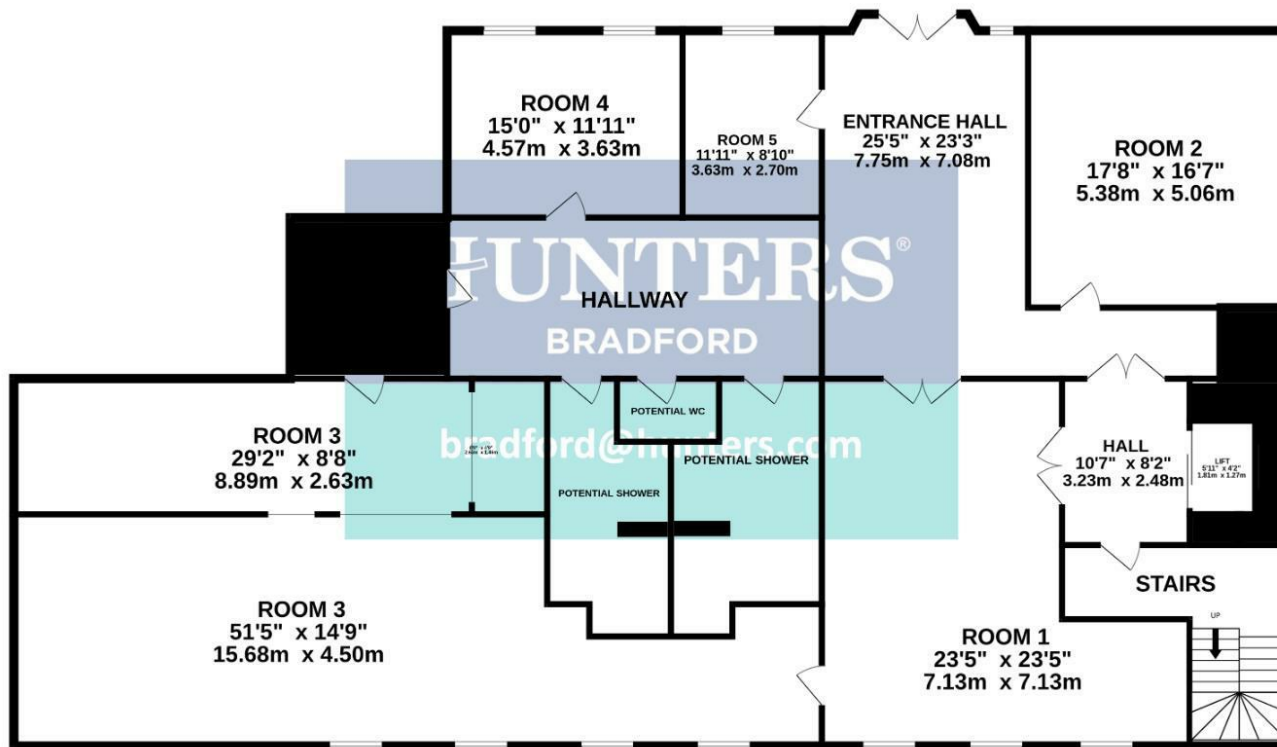
Business rates may apply, please enquire with Bradford Council Business Rates Team



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BASEMENT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.