



FOR SALE OR TO LET

RETAIL UNIT

Ground Floor 1,566 sq.ft. (145.49 sq.m.)

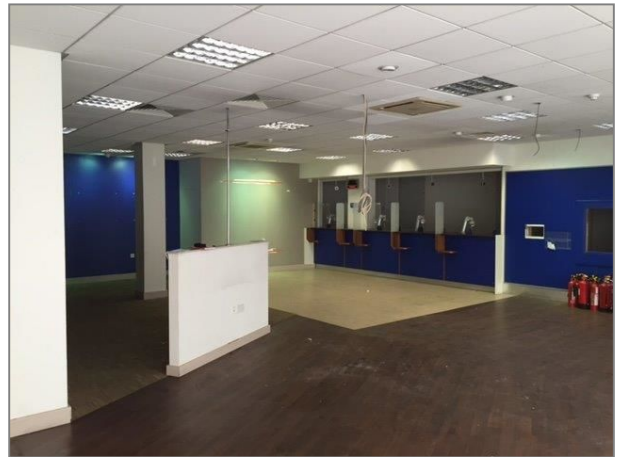
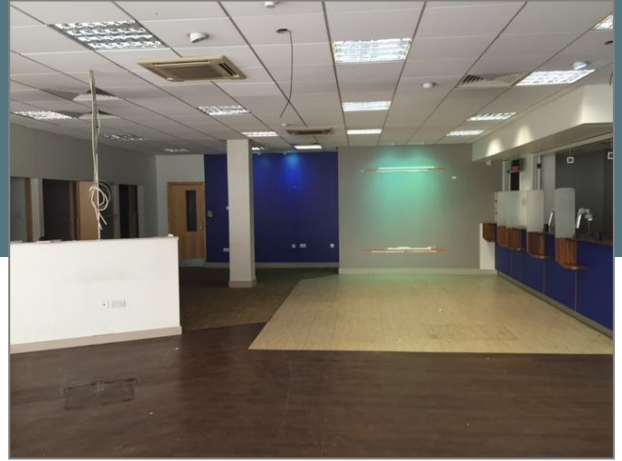
61-65 Kirkgate, Bradford, BD11UA

- The property occupies a prime location on Kirkgate in the centre of Bradford with McDonald's and JD Sports all trading in close proximity.
- The property is directly opposite the Kirkgate Shopping Centre and access to Primark.
- The property is arranged over four floors and offers quality modern accommodation.
- Glazed frontage

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www.masonowen.com

61-65 Kirkgate, Bradford, BD1 1UA



Areas

Ground Floor	1,566 sq.ft. (145.49 sq.m.)
First Floor Ancillary	1,901 sq.ft. (176.61 sq.m.)
Second Floor Ancillary	998 sq.ft. (92.72 sq.m.)
Basement Ancillary	1,109 sq.ft. (103.03 sq.m.)

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£40,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Price

£450,000

Rates

Rateable Value £119,000

EPC

D93

Legal Costs

Each party to be responsible for their own legal costs.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agent:

Peter Burke

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