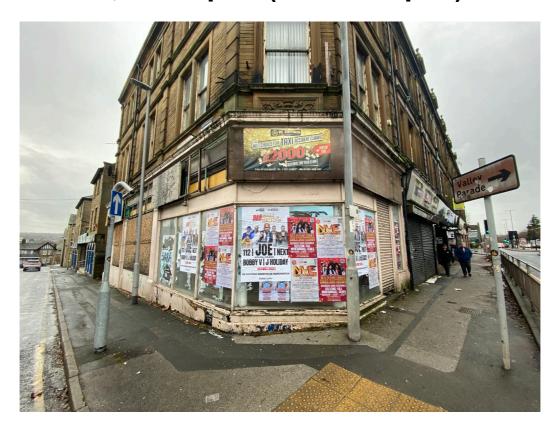


TO LET

GROUND FLOOR AND BASEMENT RETAIL UNIT on FRI TERMS

1,804 Sqft – (167.59 Sq.m.)



- LOCATED ON THE FRIDGE OF THE CITY CENTRE
- CLOSE TO ALL AMENITIES
- FRI TERMS



LOCATION

The property is located on Westgate, Bradford. Just on the fringe of the City Centre, this property benefits from the city's amenities and is only a short walk from Bradford Interchange.

DESCRIPTION

The property is comprised of a ground floor retail unit, with substantial basement storage. The unit forms one of six within a parade of commercial units, with a variety of uses.

ACCOMMODATION

The following space is available for immediate occupation: -

	Sq.ft.	Sq. m
Ground Floor	952	88.44
Basement	852	79.15
Total approx. NIA	1,804	167.59

EPC

EPC Rating - C (52)

TERMS

The unit is available on a new effectively full repairing ad insuring lease for a term to be negotiated and agreed at a commencing rental of £9,500 per annum exclusive of VAT, service charge, utility costs, insurance, business rates and any other outgoings.

PLANNING

The unit currently benefits from the new E Class planning consent. Interested parties are advised to check with the local authority.



Business Rates

Upon enquiry.

Legal Fees

Each party is to be responsible for their own legal fees incurred in this transaction.

FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the sole letting agents:-

CARTER TOWLER 0113 245 1447

Fraser Downes

Fraserdownes@cartertowler.co.uk

Gerard Jozwiak

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(REF: GJ.)

Details prepared January 2024

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