

# 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: -

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

## EPC

EPC Rating – C (52)

## TERMS

The unit is available on a new effectively full repairing and 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](mailto:Fraserdownes@cartertowler.co.uk)

**Gerard Jozwiak**  
[Gerardjozwiak@cartertowler.co.uk](mailto:Gerardjozwiak@cartertowler.co.uk)

(REF: GJ.)  
Details prepared January 2024

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Carter Towler, on their behalf and for the sellers or lessors of this property whose agents they are, give notice that : (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Carter Towler has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is June 2022. For information on our Privacy Policy please visit our website - [www.cartertowler.co.uk](http://www.cartertowler.co.uk)