



FOR SALE OR TO LET

**RETAIL
UNIT**

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

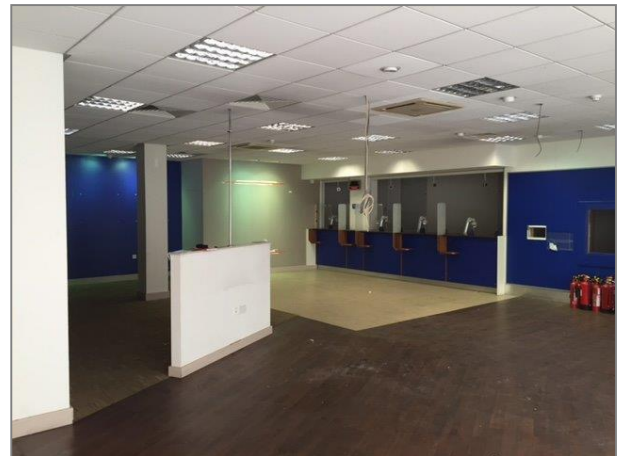
61-65 Kirkgate, Bradford, BD1 1UA

- 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

**mason
owen**

Call now 0151 242 3000
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

VAT

No VAT is payable.

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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