



TO LET

PROMINENT RETAIL UNIT

899 Sq Ft (83.52 Sq M)

- ◆ Prominent main road frontage
- ◆ Central location
- ◆ Suitable for a variety of uses (STP)
- ◆ New lease available on competitive terms

79 Westgate
Bradford, BD1 2RD

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

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides a Net Internal Area of 1,710 sq ft. (Ground Floor - 859 sq ft., Basement - 851 sq ft.)

RATES

Our initial investigations show the property may need re-assessing for rating purposes. Interested parties are advised to contact the Local Rating Authority at Bradford City Council.

Rateable Value:	£4,700
Rates Payable (2022/2023):	0



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 £5,700 per annum exclusive of VAT, service charge, utility costs, insurance, business rates and any other outgoings.

EPC

The property has been assessed as having an energy performance rating of E106.

VAT

The property is elected for VAT and therefore VAT is payable on the rent.

PLANNING

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

For viewing arrangements or to obtain further information please contact:

Ben Lowe

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