



## BRADFORD 32/34 BANK STREET

### LOCATION

The subject premises are part of the Grade II listed former Talbot Hotel building at the heart of Bradford City Centre. The premises are situated on pedestrianised Bank Street centrally located between Broadway and the Primark anchored Kirkgate Shopping Centre, the city centre's principal retailing locations. Nearby occupiers include a number of high street banks including **Halifax**, **RBS**, **Santander** and **Nationwide**. Other nearby occupiers include **Greggs**, **One Below**, **McDonalds** and **Savers**.

### ACCOMMODATION

The subject premises are arranged over ground, first, second, third and fourth floor providing the following approximate net internal areas:

Ground Floor	451.3 sq m	(4,858 sq ft)
First Floor	508.9 sq m	(5,478 sq ft)
Second Floor	317.5 sq m	(3,418 sq ft)
Third Floor	327.6	(3,527 sq ft)
Fourth Floor	205.4 sq.m	(2,211 sq ft)

(All calculations have been calculated in imperial and converted to metric)

The premises can be subdivided to provide a ground floor only option if preferred.

### TENURE

The shop unit is available on a new effectively full repairing and insuring lease for a term to be agreed. Short term lets will be considered.

### RENT

Upon application

### RATES

Rateable Value (2017)      £163,500

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501) or visit [www.voa.gov.uk](http://www.voa.gov.uk).

### COSTS

All figures quoted are subject to VAT where applicable. The incoming party is to be responsible for their own legal costs incurred in the transaction where applicable.

### EPC

The property has an EPC rating of D (85)). A copy of the EPC is available upon request.

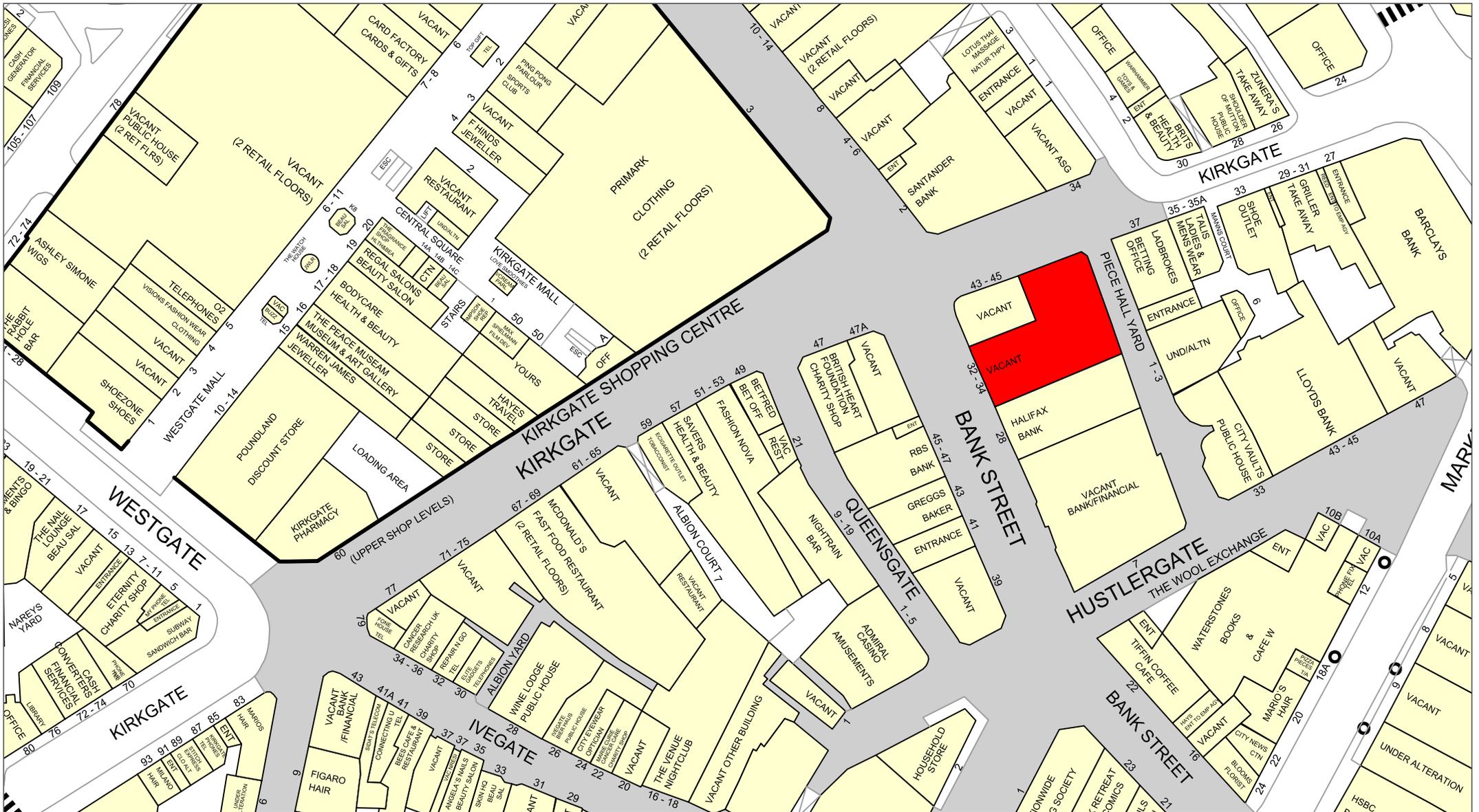
### SUBJECT TO CONTRACT & WITHOUT PREJUDICE



**0161 806 0866**  
metisrealestate.com

Nick McAllester  
nm@metisrealestate.com

Luke Nicholson  
lnicholson@metisrealestate.com



50 metres