



BRADFORD

43/45 KIRKGATE

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 located on pedestrianised Kirkgate at the junction with Bank Street sitting between Broadway and the Primark anchored Kirkgate Shopping Centre, the city centre's principal retailing locations. In close proximity are 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 floor and basement and provide the following approximate net internal areas:

Ground Floor	76.5 sqm	(824 sq ft)
Basement	70.4 sq m	(758 sq ft)

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

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) £64,500

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

COSTS

All figures quoted are subject to VAT where applicable. The ingoing 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 (96). A copy of the EPC is available upon request.

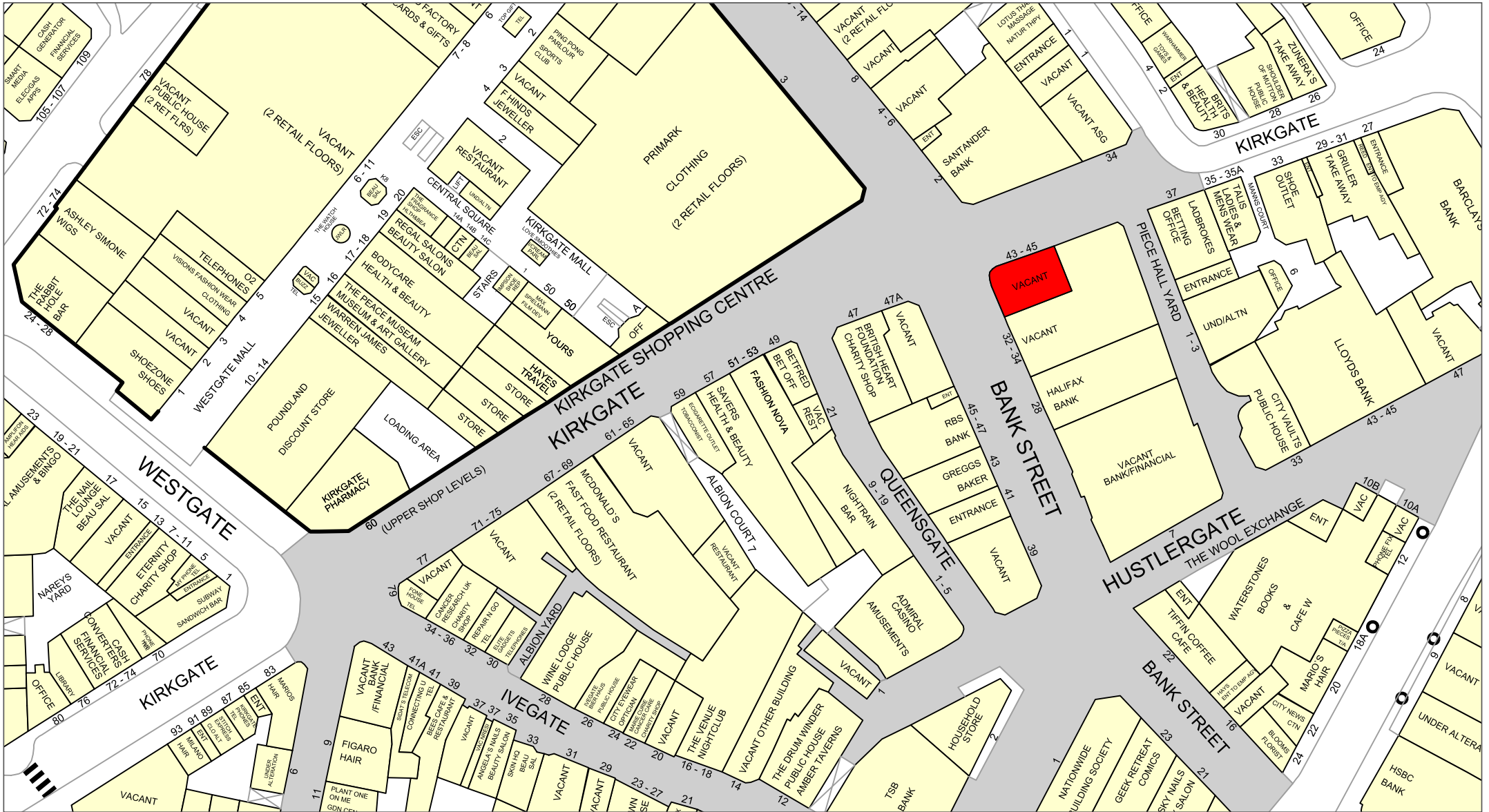
SUBJECT TO CONTRACT & WITHOUT PREJUDICE



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