



108 Sunbridge Road

Bradford, BD1 2NE

## RETAIL / OFFICE UNIT

3,435 sq ft

(319.12 sq m)

- Attractive Building
- Open plan space
- Large basement space
- 3 phase power supply
- Suitable for various uses (STP)



# 108 Sunbridge Road, Bradford, BD1 2NE

## Summary

<b>Available Size</b>	3,435 sq ft
<b>Rent</b>	£10,000 per annum
<b>Rates Payable</b>	£3,742.50 per annum The property benefits from full rate relief
<b>Rateable Value</b>	£7,500
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The unit forms a corner unit within of a large block property prominently positioned on Sunbridge Road in the centre of Bradford. The accommodation comprises a ground floor space previously used as an office but would also be suitable for retail use. The premises could be used for various uses subject to any necessary planning consents. The property also benefits from a 3 phase power supply.

There is also a large basement storage space available which the property may have the benefit of.

## Location

The property is accessibly located on the fringe of Bradford City Centre, less than a 15 minute walk from Bradford Forster Square train station, with the prime retail pitches of Kirkgate and Kirkgate Shopping Centre located very close by.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,336	124.12
Basement	2,099	195
<b>Total</b>	<b>3,435</b>	<b>319.12</b>

## Terms

The property is available by way of a new effectively full repairing and insuring lease, for a term of years to be agreed at a commencing rental of £10,000 per annum exclusive of rates, utilities, service charge, insurance, VAT and all other outgoings.

## Planning

We understand the property has E Use Class planning but advise interested parties to make their own enquiries direct with the local authority.



## Viewing & Further Information



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