

RETAIL

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CARTER TOWLER
CHARTERED SURVEYORS

TO LET

PROMINENT CITY CENTRE RETAIL UNIT

SALES 1,471 sq ft (136.66 sq m)



- Superb main road frontage
- Large open plan sales area
- On street car parking located nearby
- New lease available on competitive terms

**108 SUNBRIDGE ROAD
BRADFORD
BD1 2NE**

108 Sunbridge Road, Bradford BD1 2NE

LOCATION

The unit occupies a prominent and visible main road location in Bradford City Centre on the periphery of the main retailing core. The property is located at the junction of Sunbridge Road and Barry Street.

Car parking on-street is available outside the unit on Barry Street and there is a substantial NCP car park nearby.

DESCRIPTION

The available accommodation comprises part ground floor and basement of a substantial multi-storey retail and stores building. The ground floor sales area benefits from extensive frontages to both Barry Street and Sunbridge Road.

Internally the premises are divided to form an open plan sales area to the ground floor with kitchen and w/c facilities. There is also a large basement which would provide ideal storage accommodation.

ACCOMMODATION

The property has the following net internal floor areas:-

Ground Floor	1,471 sq ft	(136.66 sq m)
Basement	2,082 sq ft	(193.42 sq m)
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Total	3,553 sq ft	(330.08 sq m)

RATING

The accommodation is currently assessed for rating purposes as follows:-

<u>Description</u>	<u>Rateable Value</u>
"Offices & Premises" UBR 2018/2019	£10,250 £0.48

Due to transitional relief provisions with effect from 1 April 2018 this unit will qualify for 100% rate relief (subject to the business only occupying a single property). Interested parties are advised to check with the Local Authority as to the current rate liability and possible exemptions.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Assessment has been commissioned.

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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, services, service charge, insurance and all other outgoings.

VIEWING/FURTHER INFORMATION

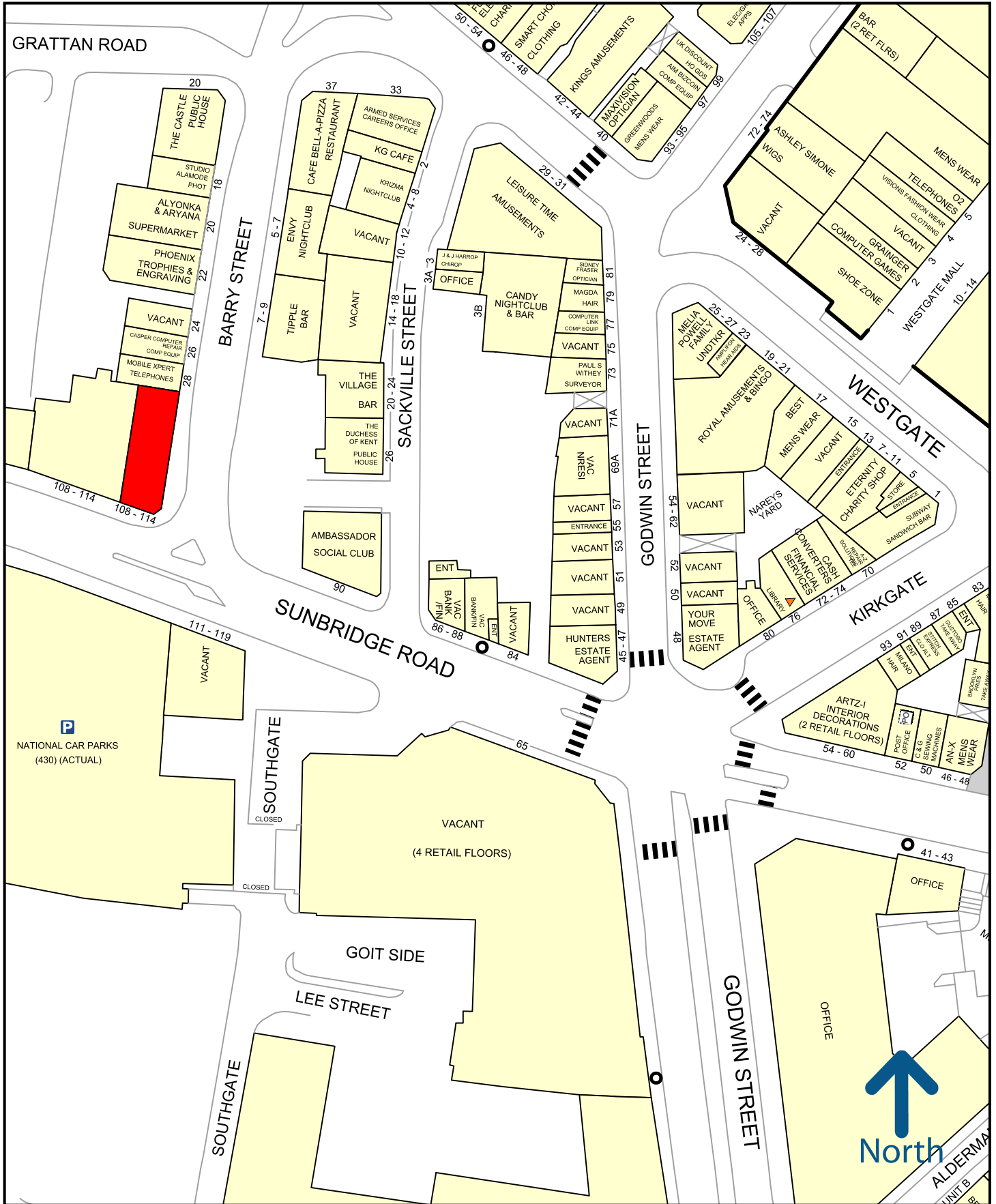
For further information or to arrange a viewing please contact the sole letting agents:-

CARTER TOWLER LTD
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(REF: PB.CM.18267)

Details Prepared May 2018



50 metres

Experian Goad Plan Created: 14/05/2018
 Created By: Carter Towler LLP

