



# BRADFORD - MARKET STREET

Market Street, Bradford, BD1 1PU

Second and Third Floor Accommodation





## PROPERTY HIGHLIGHTS

- Development opportunity
- 25,140 sq ft (2,335.58 sq m)
- Close proximity to prime retail and restaurant pitch at The Broadway Shopping Centre
- Class E planning
- Wide range of potential uses from Residential, Leisure, Offices, assisted Living, Co-Working Space
- Retailers on the ground floor include Cafe Nero, Nationwide, Artisan Bakers, Queen Nail, Geek Retreat and Bet Fred.

### Floor Areas

- Ground Floor - 92.90 sq m (1,000 sqft)
- Second Floor 1,077.5 sq m (11,598 sq ft)
- Third Floor 1,258.0 sq m (13,541 sq ft)



## LOCATION

The subject premises are situated in a prominent island location on Bank Street / Tyrell Street / Ivegate which adjoins Hustlergate. Nearby occupiers include Caffè Nero, Nationwide, Bon Marche, Waterstones and HSBC.

The neighbouring scheme, has recent lettings including Esquires Coffee, Greggs and EasyGym with The Light Cinema. The Broadway Shopping Centre is also located a short distance from this property.









## TENURE

The premises are available on the basis of a new lease or long-leasehold sale

Potential to purchase the freehold of the building.

## LEGAL COSTS

Each party to responsible for their own legal costs incurred in this transaction.

## VIEWING

Strictly by appointment only with the joint agents.

## CONTACT

For further information please contact:

### Steve Henderson

shenderson@savills.com  
+44 (0) 113 220 1206  
+44 (0) 7870 999 618

### Graeme Walker

graeme@wpclimited.co.uk  
+44 (0) 1937 585 750  
+44 (0) 7703 460 630



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