



barkerproudlove
retail property consultants

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HIGH STREET PROPERTY / CLASS E
45-47 Bank Street, Bradford, BD1 1TW



**UNDER
OFFER**

Price: Offers in the region of **£285,000**

Total Floor Area

7,341 Sq ft / 682 Sq M

Viewing strictly through the sole agent.

Barker Proudlove

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In partnership with:





Location:

The city of Bradford lies approximately 10 miles west of Leeds and benefits from excellent rail and road links being on the M606 motorway which links with the M62 5 miles to the south, which in turn links with the M1, 15 miles to the south east.

The subject property is located on the attractive and pedestrianised Bank Street, with surrounding occupiers including; Halifax, Greggs and Nationwide.

Laid over ground, basement and three upper floors, this freehold sale represents a fantastic redevelopment opportunity with conversion to a wide range of uses being possible subject to the necessary planning consents.

Sale Price:

Offers in the region of £285,000

Tenure:

Freehold with vacant possession.

Accommodation:

The premises comprise the following approximate net internal floor areas:

<u>Demise:</u>	<u>Sq Ft</u>	<u>Sq M</u>
Ground Floor	1,655	153.75
First Floor	1,429	132.76
Second Floor	1,418	131.74
Third Floor	1,193	110.83
Fourth Floor	309	28.70
Basement	1,337	124.21
<u>Total</u>	<u>7,341</u>	<u>681.99</u>

Business Rates:

The premises currently has a Rateable Value of £26,750. For further details contact Gov.uk or visit the Business Rates department of the Local Authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

EPC:

Energy Performance Asset Rating is TBC.

Legal Costs:

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

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date prepared:

September 2022

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction

