

# To Let



## Bradford

8 Bank Street, BD1 1EE

498 sq ft (46.2 sq m)

Rent: £10,000 PAX

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**Location & Description:**

- The property is located on Bank Street, on the outside of Bradford Broadway Shopping Centre which is now the prime retail offer within the city.
- The property was previously used as a café/deli and remains fitted as a café.
- The remaining fixtures and fittings are now owned by the landlord and as such may be able to be used by an incoming tenant.

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**Demise:**

Ground Floor 498 sq ft (46.2 sq m)

**Rent:**

£10,000 per annum exclusive

**Lease:**

Property available by way of sub-lease for a term of years to be agreed.

**EPC:**

Available upon request.

**Legal and professional fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £6,100

Interested parties are advised to make contact with the local business rates department.

**Date Prepared:**

April 2024

**Contact Us:**

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Bradford



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