



SHOPPING CENTRE PROPERTY / CLASS A1  
3 Westgate Mall Kirkgate Shopping Centre, Bradford



**Rent: On application**

**Area**

853 Sq ft / 79 Sq M

**UNDER  
OFFER**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**Location:**

The Kirkgate Centre forms a key part of Bradford's core retail area with unique offerings including a 110,000 sq ft Primark alongside many well known names including New Look, Sports Direct and Poundland. Additionally Kirkgate is home to the renowned Kirkgate Market.

The subject premises occupy a prime location on Westgate Mall close to one of the main entrances and directly opposite Poundland. Other retailers close by include Shoe Zone, Warren James, Bodycare and 02.

**EPC:**

Energy Performance Asset Rating - C

**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:**

February 2020

Subject to Contract

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Internal Width	17.55	5.35
Shop Depth	49.67	15.14
Ground Floor	798	74.14

**Rent:**

Upon application.

**Tenure:**

The premises are available to let by way of a new effective full repairing and insuring lease for a terms of years to be agreed.

**Business Rates:**

We understand that the unit is assessed under the 2017 revaluation at £26,750. Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Bradford City Council.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

**Service Charge:**

The on-account service charge for the year 2020 is to be confirmed.

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