

# SHOP TO LET

42/54 JAMES STREET

BRADFORD

**SALES 2565 sq ft**

## LOCATION

The premises are situated in the heart of Bradford city centre fronting James Street which is a busy through route linking the Kirkgate shopping centre and the Oastler Centre which includes a Wm Morrisons supermarket. Other retailers on James Street include Greggs bakers, HT Pawnbrokers, Cash Generator, RSPCA, and Ladbrokes bookmakers with Wilkinsons and B&M in the Rawson Quarter opposite. The property benefits from good on street parking.

## DESCRIPTION

Arranged primarily on ground and first floor but with additional restricted space at basement and attic levels. The shop has an extensive retail frontage and the following approximate dimensions and areas.

Int. Width	10.40m	34/2
Shop Depth	21.95m	72/0
Trading area	238.32m <sup>2</sup>	2565 sq ft
Office	16.19m <sup>2</sup>	174 sq ft
First Floor front	86.70m <sup>2</sup>	933 sq ft
Rear	48.14m <sup>2</sup>	518 sq ft

## TERMS

The premises are available on a new lease basis on terms and conditions to be discussed.

## RENT

£35,000pa

**SUBJECT TO CONTRACT**



## V.A.T

All figures quoted are exclusive of but may be subject to VAT

## ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate is in the course of being prepared and will be made available to interested parties.

## RATES

It is understood that the premises are currently assessed as follows;-

RV £31,250

## LEGAL COSTS

The ingoing party will be responsible for the landlords reasonable legal costs incurred in the letting.

## VIEWING / INSPECTION

Strictly by prior appointment with the sole retained agents Bolton Birch. Please contact Richard Bolton

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Details Dated : 11.05.11

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