

### **Location**

Ivegate is fully pedestrianised and forms a link between the prime shopping areas of Kirkgate and Market Street.

The property occupies a prominent position in the centre of Ivegate with nearby occupiers including British Heart Foundation, Wallace Arnold, Costa, Lloyds TSB, Poundworld and Subway.

### **Description**

The property is a three storey Victorian stone fronted building set under a pitch slate roof.

The available unit is situated on the basement level, accessed via a stair case from a separate entrance off Ivegate.

The premises have undergone refurbishment and provide the following:

- New suspended ceiling
- CATT II Lighting
- Kitchen
- WC
- Storage Room

### **Accommodation**

The property has a net internal area of 1,011 sq ft (93.95 sq m)

### **Rent and Terms**

The suite is available on an effective full repairing and insuring lease for a period to be agreed at a quoting rent of £5,000 per annum exclusive of rates, service charge and VAT. Incentives are available to incoming Tenants.

### **Rateable Value**

We are informed by the Local Authority that the suite has a rateable value of £5,500. Interested parties are advised to contact the Business Rates Department as they may qualify for rate relief on the suite.

### **Service charge**

A service charge is levied to cover the cost of the management and maintenance of the common areas of the building.

### **Legal Fees**

Each party is responsible for their own legal fees incurred in the transaction.

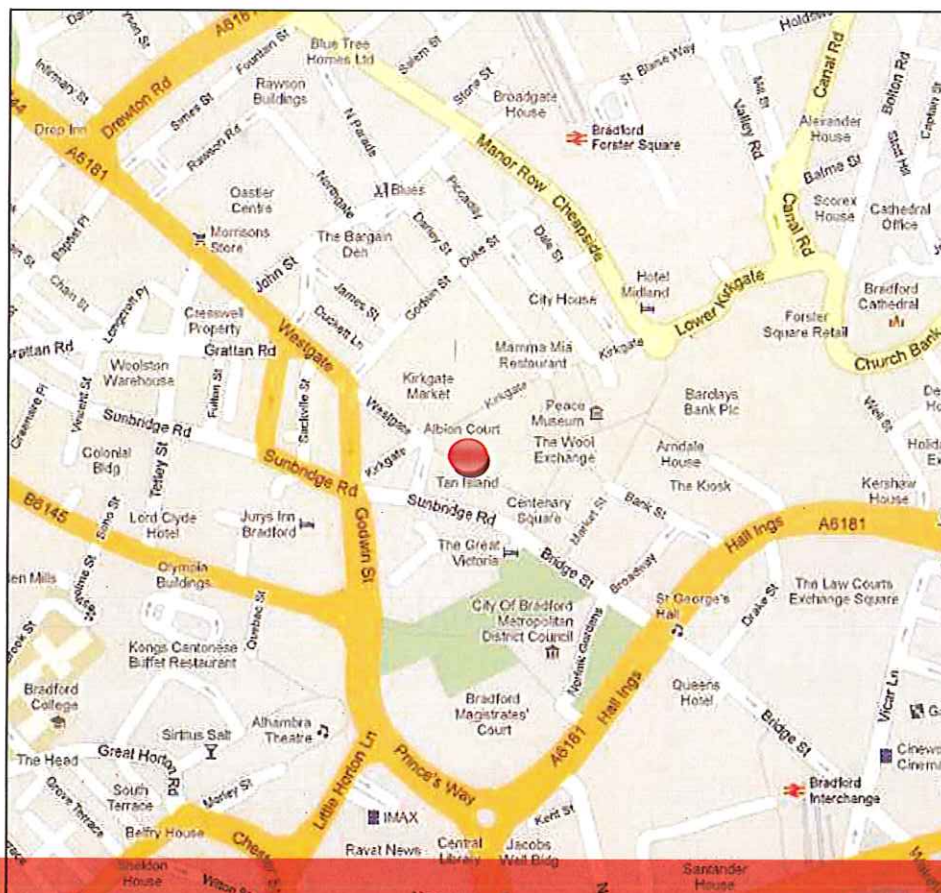
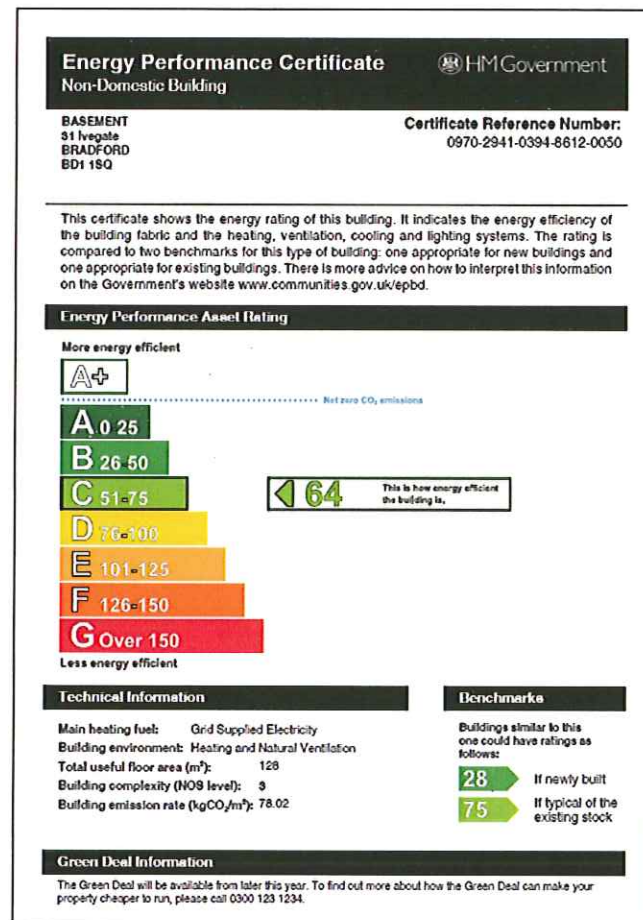
### **SUBJECT TO CONTRACT**

### **Viewing**

To arrange a viewing or for further information contact the sole agent Robert Wright/Gina Korszanski at AWS on 0113 2351362







**AFFORDABLE  
BASEMENT PREMISES  
1,011 sq ft (93.95 sq m)**

**AWS**

Surveyors & Property Consultants

**TO LET**

**31A IVEGATE, BRADFORD  
BD1 1SQ**

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Property Misdescription Act 1991 The information contained in these details is believed to be correct at the time of compilation but may be subject to subsequent amendment.

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