

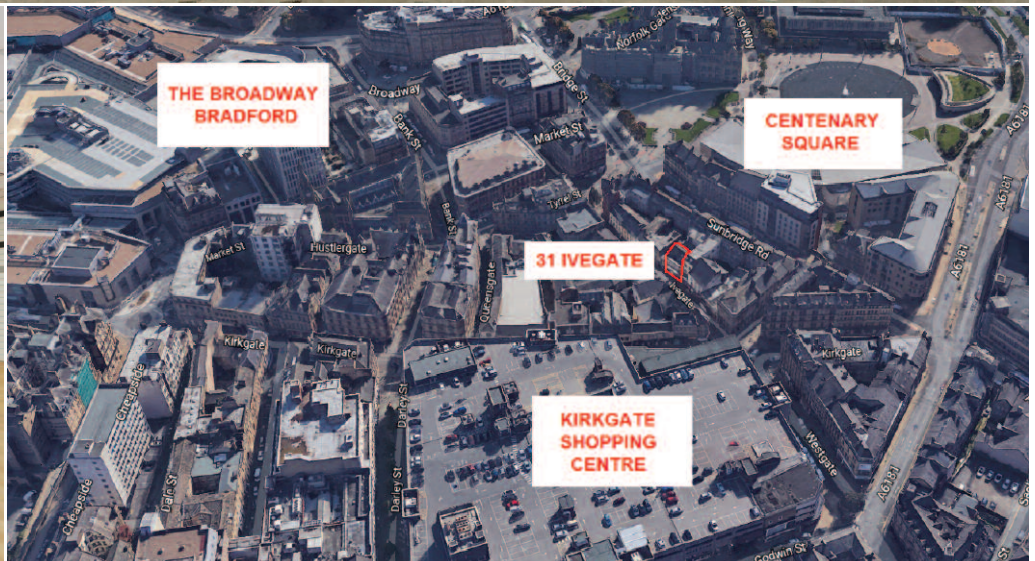
AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

FOR SALE / TO LET AS WHOLE OR FLOOR BY FLOOR

31 IVEGATE, BRADFORD, BD1 1SQ

• 3,345.3 SQ FT (310.81 SQ M)



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LOCATION

Ivegate is a fully pedestrianised street linking the prime shopping areas of Kirkgate and Market Street and within short walking distance to the amenities of Bradford and its bus and rail links.

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

Located in the City Centre, the property has excellent vehicular access to and from the City of Bradford, Leeds City Centre is located only 12 miles away.

DESCRIPTION

The property is an imposing 3 storey Victorian stone fronted building set under a pitch slate roof with retail areas in the Ground Floor and Basement and office space in the First Floor and storage on the Second Floor. The Basement and Ground Floor each have a separate entrance off Ivegate, with the first and second floors sharing an entrance.

The property benefits from:

- City Centre Location
- Busy shopping area - Near to Broadway Bradford
- Potential for Residential Development of the upper floors having a separate entrance

ACCOMMODATION

(all areas are net internal)

Basement	1,011 sq ft	93.93 sq m
Ground Floor	1,033.3 sq ft	95.97 sq m
First Floor	785 sq ft	72.95 sq m
Second Floor	516 sq ft	47.96 sq m
TOTAL	3,345.3 SQ FT	310.81 SQ M

SALE TERMS

The property is available for sale and is ideal for residential development, subject to obtaining the relevant planning consents. There is currently an existing tenancy holding over in the First Floor unit following the lease expiry in February 2016. This can be terminated in the event of a sale, subject to complying with the lease covenants.

LEASE TERMS

The property is available to rent on an effective Full Repairing and Insuring lease, for a number of years to be agreed. A deposit will be payable, equivalent to three month's rent including VAT.

RATEABLE VALUE

The rateable values for the property are: Basement: £7,500, Ground Floor: £23,000, First Floor: £6,400, Second Floor: £1,200.

EPC RATING

'Energy Performance Certificates have been produced for the building, further details are available on request.

SUBJECT TO CONTRACT

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 0113 235 1362
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VIEWING

By appointment with the Sole Agents, AWS Ltd – contact **Robert Wright** or **Cecily Moffat** on 0113 235 1362

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