



**97-99 GODWIN STREET  
BRADFORD  
BD1 3PP**



**TO LET**

**City Centre Retail Premises of Approx. 78.80 sqm (848 sqft)  
With Basement Store**

**RENTAL - £19,500 Per Annum Exclusive**

# 97-99 Godwin Street, Bradford, BD1 3PP

## LOCATION

The property occupies an excellent city centre location within Bradford City Centre, fronting onto Godwin Street, close to its junction with Westgate. It is directly opposite the Kirkgate (Arndale) Shopping Centre, near to its Godwin Street entrance and a number of national retailers are located nearby including Greenwoods Menswear.

## PROPERTY

The property has the following approximate principal dimensions and net internal floor areas:-

Gross Frontage 9.80 m (32 ft)

Internal Width (max) 9.10 m (30 ft)

Shop Depth 11.06 m (36 ft)

### Ground Floor

Sales Area 78.80 sqm (848 sqft)

### Basement

Store 49.10 sqm (529 sqft)

## RATING ASSESSMENT

The property will require reassessment upon occupation for rating purposes.

## LEASE

The property is offered to let on a new full repairing and insuring lease for a term to be agreed incorporating 3 yearly upward only rent reviews.

## RENTAL

£19,500 per annum exclusive - subject to lease

## LEGAL COSTS

The ingoing tenant to be responsible for their own legal costs incurred in the transaction.

## EPC

The Energy Performance Rating for this property is:-

E - 118

## VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

## VIEWING

Strictly by prior appointment with the sole letting agents:-

**Mark Brearley & Company – Tel: 01274 595999**

Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)

Web Site - [www.markbrearley.co.uk](http://www.markbrearley.co.uk)

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