



**5 Green Street
Little Germany, Bradford, BD1 5HD**



TO LET

**Modern Ground Floor Office Unit
Extending to Approximately 73.27 sq. m. (789 sq. ft.)**

Rental - £7,500 Per Annum Exclusive

5 Green Street, Little Germany, Bradford, BD1 5HD

LOCATION

The property occupies a position with frontage too and access from Green Street and is situated within the Little Germany conservation Area situated on the eastern fringe of Bradford City Centre.

This area has in recent times been subject to significant investment and redevelopment to include both Eastbrook Hall and the adjacent Gatehaus development by Asquith, both of which are now virtually fully occupied. We would further make comment the property lies within close proximity of The Broadway Shopping Centre.

DESCRIPTION

Forming part of a larger multi-storey building, the upper floors of which are utilised as apartments, the property comprises a ground floor office unit last utilised as a residential letting agency.

Internally, the property has been sub-divided to create individual offices plus staff facilities which are finished in a modern décor throughout with modern fixtures and fittings, suspended ceiling and light oak internal glazed doors with Cat 5 cabling and aluminium powder coated glazed frontage to Green Street.

ACCOMMODATION

According to our measurements taken on site, the property offers the following net internal floor areas:-

Office/Sales – sub-divided to create entrance vestibule/reception plus 2 x private offices and general office 66.11 sq. m. (712 sq. ft.)

Kitchen – modern row of base and wall units in a black finish with matching worktop and stainless steel sink and drainer 5.06 sq. m. (55 sq. ft.)

Toilet – low flush WC in white with matching handwash basin complete with accessible fittings

Store 2.11 sq. m. (23 sq. ft.)

Approx. Total Net Internal Floor Area 73.28 sq. m. (789 sq. ft.)

RATING ASSESSMENT

We understand the property to be assessed for Uniform Business Rates as follows:-

Description: Offices & Premises

Rateable Value: £5,750

Rates Payable 2018/2019 is 49.3p in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

SERVICES

The property benefits from the provision of all main services to include gas, electric, water and mains drainage. We would further make comment the property benefits from a gas fired central heating system with pressed steel radiators complete with thermostatic radiator valves to principle rooms.

TERMS

The property is offered to let by way of a new full repairing and insuring lease for a term to be agreed. Any term in excess of 3 years will incorporate upward only rent reviews.

RENTAL

£7,500 Per annum exclusive – paid quarterly in advance.

LEGAL COSTS

The incoming tenant will be responsible for both parties legal costs.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Rating (EPC) has been commissioned.

VAT

The rental quoted is exclusive of VAT which will be added at the prevailing rate.

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

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