



**COMMERCE HOUSE  
24 KIRKGATE  
BRADFORD, BD1 1QL**



**TO LET/FOR SALE**

**Prominent Former Banking Hall Premises**

**With Basement Storage Facilities, 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> Floor Offices/Staff Areas**  
The property occupies a high profile prominent corner location close to the entrance to Broadway Shopping Centre at the heart of Bradford City Centre

**RENT - £45,000 Per Annum Exclusive / PRICE - £575,000 – Plus VAT**

# COMMERCE HOUSE, 24 KIRKGATE, BRADFORD, BD1 1QL

## LOCATION

The property occupies a prominent high-profile corner location, at the junction of Kirkgate and Cheapside, within the main retailing and business core of Bradford City Centre. The property is more particularly located close to one of the main entrances to the Broadway Shopping Centre, is immediately opposite the main city centre Barclays Bank and across the road from the Midland Hotel. Nearby is the large and recently refurbished National Westminster Bank and Forster Square Train Station is also nearby.

Many major local and national retailers are located in the immediate vicinity, together with a large number of buildings recently refurbished for residential accommodation.

## DESCRIPTION

The property comprises a Grade II listed purpose-built banking hall, together with basement storage and upper floor office accommodation. The building has ornate facades to Kirkgate and Cheapside, and provides ground floor reception/banking hall area, with private offices and separate internal mezzanine providing additional office accommodation, basement storage and well refurbished first and second floor office accommodation, together with further staff accommodation at second floor level.

The building incorporates electric night storage heaters, feature lighting, floor boxes and underfloor trunking, and is currently fully carpeted.

## ACCOMMODATION

We calculate the property to have the following approximate net internal floor areas:-

### **Ground Floor**

Former Banking Hall 103.03 sq. m. (1,109 sq. ft.)

### **Mezzanine**

Offices 49.05 sq. m. (528 sq. ft.)

### **Basement**

Stores/Staff 84.54 sq. m. (910 sq. ft.)

### **First Floor**

Offices 93.00 sq. m. (1,001 sq. ft.)

### **Second Floor**

Offices 93.00 sq. m. (1,001 sq. ft.)

### **Third Floor**

Staff Area 37.81 sq. m. (407 sq. ft.)

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**Total Net Internal Floor Area Approx.** 460.42 sq. m. (4,956 sq. ft.)

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## RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description: Offices & Premises  
Rateable Value: £14,250

The Uniform Business Rate for 2018/2019 is 49.3 pence 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.

## LEASE

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

## RENTAL

£45,000 per annum exclusive.

Consideration would be given to separate letting of the ground floor/basement area and/or the upper floor accommodation. Rentals/details upon request.

## PRICE

Our clients would consider a sale of the freehold property and we are instructed to seek offers in the region of £575,000 Subject to Contract for the freehold interest with full vacant possession – Plus VAT.

## VAT

The rent and sale price would be subject to VAT at the usual rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is:-

G - 166

## VIEWING

Strictly by prior appointment with the sole letting/selling 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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**MISREPRESENTATION ACT 1967:** These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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