



## 1 Hustlergate BRADFORD BD1 1RE



**TO LET (May Sell)**  
**Refurbished City Centre Retail/Office Unit**  
**With A2 Consent Plus Parking for 2 Motor Vehicles**  
**192.06 sq. m. (2,067 sq. ft.)**

**RENTAL: £13,500 Per Annum Exclusive**

# 1 Hustlergate, Bradford, BD1 1RE

## LOCATION

The property occupies a position within Bradford City Centre with frontage to and access from Hustlergate. Surrounding occupiers include Lloyds TSB Bank, Goldsmiths Jewellers and Waterstones.

## DESCRIPTION

The property comprises an attractive stone built four storey building with ornate façade and pitched slated roof. Access is provided direct from Hustlergate via a modern glazed frontage whereby both internal and independent external access is provided to the upper levels.

The accommodation internally has undergone a complete refurbishment to include upgrading of fixtures and fittings, redecoration and re-carpeting throughout. The property provides good quality accommodation throughout.

Tandem car parking for approximately 2 motor vehicles is provided in a small yard area to one side.

## ACCOMMODATION

According to our measurements taken on site, the property offers the following accommodation:-

### Ground Floor

Retail/Sales Space	33.91 sq. m.	(365 sq. ft.)
Kitchenette/Staff Room	7.61 sq. m.	(82 sq. ft.)
Ladies & Gents WC's	—	—

### First Floor

Office	19.95 sq. m.	(215 sq. ft.)
Office	16.25 sq. m.	(175 sq. ft.)
Office	15.18 sq. m.	(163 sq. ft.)

### Second Floor

Front Office/Board Room	21.51 sq. m.	(232 sq. ft.)
Store/Office	7.49 sq. m.	(81 sq. ft.)
Rear Office	17.36 sq. m.	(187 sq. ft.)

### Third Floor

Front Office	21.39 sq. m.	(230 sq. ft.)
WC Facilities	—	—
Staff Room/ Office	13.10 sq. m.	(141 sq. ft.)
Rear Office	18.31 sq. m.	(197 sq. ft.)

<b>Approximate Total</b>		
<b>Net Internal Floor Area</b>	<b>192.06 sq. m.</b>	<b>(2,067 sq. ft.)</b>

## SERVICES

The property benefits from the provision of all mains services to include gas, electric, water and mains drainage. A new central heating system has been provided throughout and the property further benefits from a security alarm system.

## OUTGOINGS

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

Description: Shop & Premises

Rateable Value: £8,000

Rates Payable for 2017/2018 is 47.9 pence in the £ - assuming no transitional relief.

## LEASE TERMS

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed at a commencing rental of £13,500 per annum paid quarterly in advance.

## SALE TERMS

Our client may consider a sale of the freehold interest in the property – further details available upon request.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance rating for this property is:-

C - 73

## LEGAL COSTS

In the event of a letting, the ingoing tenant will be responsible for both party's legal costs. If a sale is agreed, each party will be responsible for their own legal costs.

## VAT

The price quoted is exclusive of any VAT liability (if applicable).

## VIEWINGS

Strictly by appointment with the joint agents:

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

**E-Mail: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)**

**Website: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)**

**Hayfield Robinson – Tel: (01274) 398729**

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**Website: [www.hayfieldrobinson.co.uk](http://www.hayfieldrobinson.co.uk)**

(Ref: April 2017 – Amended August 2017 – SPI/1058)

**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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