



**6 Tyrrel St
BRADFORD
BD1 1RJ**

- Prominently positioned former bank premises with ground floor of **160.2 sq m (1,724 sq ft)** plus useful basement stores / ancillary.
- Busy City Centre location.
- Suitable for various business concerns.
- Rent: was £41,500 pa, now **£29,500 pa**

SITUATION

The premises occupy a busy and prominent location in the heart of Bradford City Centre, adjacent to a busy pedestrian crossing point which provides a direct link from the main retail core to Bradford College / University via City Park and City Hall. Sunbridge Road is a popular bus route with numerous bus stops.

Numerous long established national occupiers are closeby (Nationwide, Premier Vision etc.). Other notable landmarks include the Science and Media Museum, Main Bus/Train Travel Interchange etc. and the new Bradford Live 3,800 seater venue is closeby.

There is a sizeable external public seating area adjacent.

PROPERTY/ACCOMMODATION

The premises are arranged at ground floor level within this attractive and imposing Grade II Listed building (known as Prudential Assurance Buildings) known for it's distinctive French Renaissance red terracotta tiled elevations with attractive arched feature windows, doorways etc. enjoying frontages to Tyrrel Street, Ivegate and Sunbridge Road elevations.

The premises have been occupied for a significant number of years by a bank who have sympathetically modernised the accommodation to provide suspended ceilings, air conditioning etc.

The premises provide the following approximate net internal floor areas:-

	Sq. m.	Sq. ft.
Ground Floor		
Predominantly open plan area with 3 partitioned private offices and rear staff area.	160.2	1,724
Basement		
Partitioning to form stores, strong room, staff kitchen and female / male WCs	93.8	1,010

RATING

A search of the Valuation Office website reveals that the property has the following Rateable Values:

Rateable Value:	£12,000
Rates Payable (approx.):	£5,988

At the time of preparing these particulars, this property (with a Rateable Value of less than £12,000) should not be liable to pay Business Rates (subject to qualifying conditions).

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

RENT

Was £41,500 per annum, **now reduced to £29,500 per annum exclusive Subject to Lease, Plus VAT.**

LEASE

The property is available to let upon a new full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

BRADFORD CITY CENTRE GROWTH ZONE

We believe the premises are situated within the Growth Zone and as such, the occupier of the premises may be eligible for financial assistance. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following link:

<https://www.investinbradford.com>

LEGAL COSTS

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

VAT

Our clients advise that VAT will be chargeable at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **D** a copy of the Certificate and Report is available upon request.

VIEWING

By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

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