

Leeds Office: 0113 388 4848

# To Let-Under Offer



## **Bradford**

8 Bank Street, BD1 1EE

498 sq ft (46.2 sq m) Rent: £10,000 PAX



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### **Location & Description:**

- The property is located on Bank Street, on the outside of Bradford Broadway Shopping Centre which is now the prime retail offer within the city.
- The property was previously used as a café/deli and remains fitted as a café.
- The remaining fixtures and fittings are now owned by the landlord and as such may be able to be used by an incoming tenant.

#### Demise:

Ground Floor 498 sq ft (46.2 sq m)

#### Rent:

£10,000 per annum exclusive

#### Lease:

Property available by way of sub-lease for a term of years to be agreed.

#### EPC:

Available upon request.

#### Legal and professional fees:

Each party to bear their own costs.

#### **Rating Assessment:**

Rateable Value (April 2023) - £6,100 Interested parties are advised to make contact with the local business rates department.

#### **Date Prepared:**

April 2024

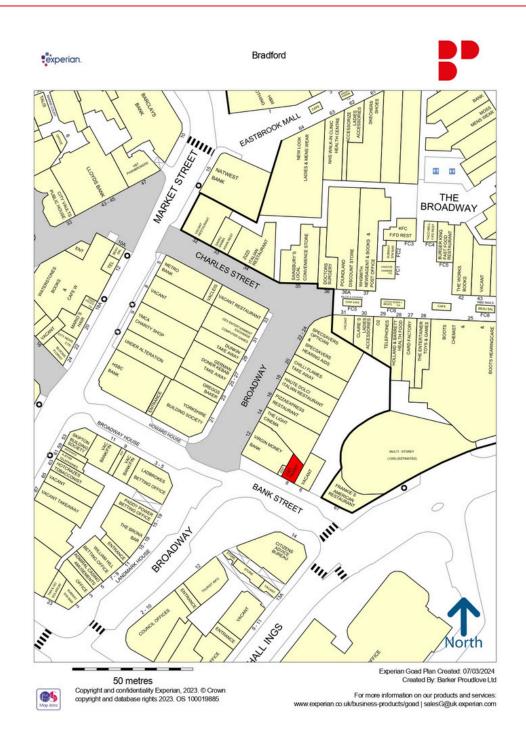
#### **Contact Us:**

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#### **Leeds Office:**

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