

# To Let



## Bradford

4 Ivegate, BD1 1PU

Ground Floor: 841 sq ft (78.11 sq m)  
Rent on Application

## Location & Description:

- Bradford is a city in West Yorkshire that is located 11 miles to the west of Leeds.
- The subject property is situated on Ivegate, which adjoins Market Street and Tyrrel Street and is in close proximity to Kirkgate Shopping Centre, which is the city's primary retail destination.
- Nearby occupiers include Betfred, Leteris, Caffè Nero, TSB, The Co-Operative Bank, Premier Vision and Tiffin Coffee.

### Demise:

Ground Floor 841 sq ft (78.11 sq m)

First Floor 719 sq ft (66.79 sq m)

### Rent:

Available upon request.

### Lease:

The property is available by way of a new effectively full repairing and insuring lease.

### Service Charge:

On-account service charge for the current period stands at approximately £1,903.74.

### EPC:

Available upon request.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £8,300.

### Date Prepared:

August 2024

### Contact Us:

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### Joint Agent:

**WPM**

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Bradford



50 metres  
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