



**Incentives: 6 Month's Rent Free Period Available (Subject to Status)**  
**25-27 Tyrrel Street**  
**Bradford, BD1 1RU**



## **TO LET/FOR SALE**

**Corner Retail Premises**  
**Ground Floor Sales Area Approx. 62.20 sq. m. (648 sq. ft.)**  
**With 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> Floor Stores**

**RENTAL: Offers in the Region of £25,000 Per Annum Exclusive**  
**PRICE: Upon Application**

# 25-27 Tyrrel Street, Bradford, BD1 1RU

## LOCATION

The subject property is located within Bradford City Centre on the corner of Tyrrel Street and Ivegate in a prime retail location adjacent to the City Hall and Centenary Square. The recently opened Broadway Shopping Centre is also close by along with the Grade I Listed Wool Exchange and a mix of national retailers.

## DESCRIPTION

The subject property consists of a Grade II Listed 4-storey building offering ground floor retail accommodation with frontage to both Tyrrel Street and Ivegate. In addition the property benefits from offices/storage to 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors.

According to measurements provided, the property benefits from the following net internal floor areas:-

### Ground Floor

Sales Area 62.20 sq. m. (648 sq. ft.)

### First Floor

Offices/Stores 50.96 sq. m. (549 sq. ft.)

### Second Floor

Offices/Stores 50.96 sq. m. (549 sq. ft.)

### Third Floor

Stores 45.89 sq. m. (495 sq. ft.)

**Total Approx. Net  
Internal Floor Area** 210.01 sq. m. (2,261 sq. ft.)

## RATING ASSESSMENT

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

Description: Shop and Premises

Rateable Value: £16,500

The Uniform Business Rate for 2017/2018 is 47.9 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.

## INCENTIVES

Significant incentives are available to a good quality tenant – subject to appropriate status enquiries and confirmation of covenant.

## RENTAL

Rental offers in the region of £25,000 per annum exclusive.

## SALE PRICE

The freehold interest of the property is available - Price Upon Application.

## VAT

VAT will be charged at the prevailing rate – if applicable.

## LEGAL COSTS

The ingoing tenant is to be responsible for both party's legal costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance rating for this property is:-

G – 926

## VIEWING

Strictly by prior appointment with the sole letting agents:-

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

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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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