Bradford
71/75 Kirkgate and 1 Albion Yard West Yorkshire BD1 1PZ

- **Freehold Shop Investment with Vacant Upper Parts**
- Pedestrianised city centre location adjacent to McDonald's
- Shop and self-contained offices above
- Vacant uppers with potential for conversion (1)
- Total Current Rents Reserved

£30,000 pa
plus vacant uppers

Tenure
Freehold.

Location
The city of Bradford forms part of the West Yorkshire urban area (population 1.5 million), which is the fourth largest urban area in the UK. It is located some 9 miles west of Leeds and 35 miles north-east of Manchester.
The property is situated in a pedestrianised location on the south side of Kirkgate, opposite Kirkgate Shopping Centre and close to the junction with Ivegate and Westgate. Broadway Shopping Centre is a few minutes' walk away.
Occupiers close by include McDonald's (adjacent), RBS, Cancer Research, Greggs and Subway.

Description
The property is arranged on basement, ground and one upper floor to provide a ground floor retail unit with ancillary accommodation in the basement. The first floor benefits from self-contained access at the front of the property and is currently vacant. The entire property was formerly used as a banking hall.

Planning (1)
The upper floors may lend themselves to alternative uses and conversion subject to obtaining all the necessary consents. All enquiries should be referred to the local authority.

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate
EPC Rating 108 Band E (Copy available on website).

Floor	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement and Ground	SP Trade Ltd	Gross Frontage Net Frontage Max. Shop and Built Depth Basement (1) Ground Floor (1)	17.05 m 12.45 m 18.70 m 121.00 sq m 121.00 sq m	(55' 11") (40' 10") (61' 4") (1,302 sq ft) (1,302 sq ft)	6 years from 24.12.2017 Rent review every 3rd year FR & I	£30,000 p.a.	Rent Review 2020
First	Vacant	First Floor (1)	148.00 sq m	(1,594 sq ft)			

(1) Not inspected by Allsop. Floor areas provided by Joint Auctioneer.

Total £30,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
Seller's Solicitor Ebru Yuruk, Axiom Stone Solicitors. Tel: 0208 951 6989 e-mail: ey@axiomstone.co.uk
Joint Auctioneer Sonny Sharma, Sharma & Williamson. Tel: 01274 759955 e-mail: sonny@sharmawilliamson.co.uk