

Starkeys

Chartered Surveyors

**PROMINENT CITY CENTRE LEISURE / RETAIL / OFFICE PREMISES
592M² (6,370 SQ. FT.) TO 1,271M² (13,680 SQ. FT.)
PRINTING HALL
T & A BUILDING
HALL INGS
BRADFORD**



- Busy city centre location opposite Broadway shopping centre and close to the Law Courts and St George's Hall
- Modern full height glazed elevations to the front and side and new dedicated entrance
- Recently refurbished

TO LET £110,000 PER ANNUM

Starkeys Chartered Surveyors, 3 Manor Row, Bradford, West Yorkshire, BD1 4PB. T: 01274 307910 F: 01274 728241 e: info@starkeys.co.uk

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for a full list of properties go to www.starkeys.co.uk

Property Acquisitions, Sale & Letting, Property Management, Rent Reviews,
Lease Renewal, Investment, Valuation, Dilapidations, Rating, Healthcare.



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1. LOCATION:

The property is situated within Bradford city centre in the heart of the commercial district, immediately opposite the Broadway shopping centre and close to the Law Courts and St George's Hall. The premises occupy a prominent location. Immediately surrounding are a host of hotels, gyms, restaurants, shops and offices, including those occupied by Bradford Council. There are several public car parks within close proximity.

2. GENERAL DESCRIPTION:

The premises form part of the iconic former Telegraph & Argus building with the available space being located in the former printing hall. The property consists of two storey retail/leisure/office premises with modern full height glazed elevations to the front and side and new dedicated entrance. The unit has been fully refurbished to include an impressive brand new entrance walkway and canopy.

The property can be split to form two smaller units or is available as a whole.

To the rear of the property is a loading bay which is also available to let by separate negotiation. Further details are available upon request.

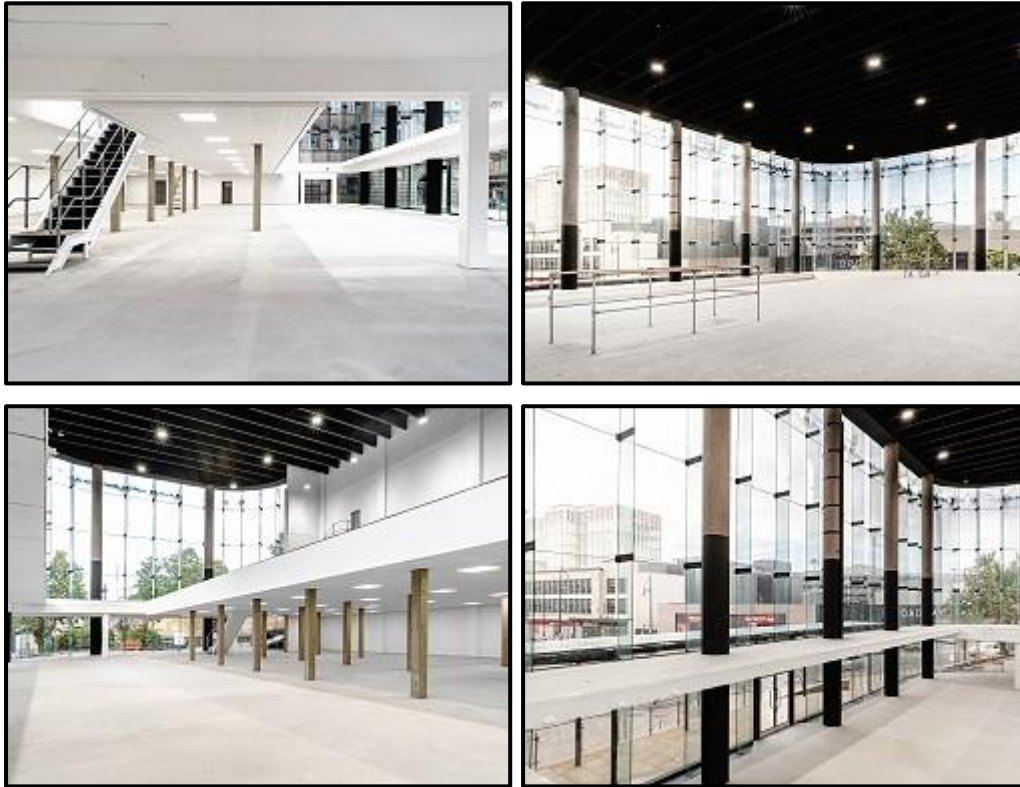
3. ACCOMMODATION:

The premises have the following approximate internal floor areas:-

Split Option 1 – 591.77m² (6,370 sq. ft.)

Split Option 2 – 651.88m² (7,017 sq. ft.)

Whole Building – 1,270.87m² (13,680 sq. ft.)



4. RATING:

The premises require re-assessment for rating purposes.

5. LEASE TERMS:

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed at a rent of £110,000 per annum, exclusive of rates, VAT, service charge and other outgoings and payable quarterly in advance.

6. EPC:

The property has an Energy Rating of D (78).

7. VIEWING AND FURTHER INFORMATION:

By appointment through the joint sole agents:

**STARKEYS
3 MANOR ROW
BRADFORD
BD1 4PB**

**TEL:- 01274 307910
ANDREW WARD MRICS**

**CARTER TOWLER
CORONET HOUSE
QUEEN STREET
LEEDS
LS1 2TW**

**TEL: 0113 245 1447
PETE BRADBURY/
TOM FULLER**

20 September 2022

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

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2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs Starkeys has any authority to make or give any representation or warranty whatever in relation to this property.

FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.