



**CITY CENTRE OFFICES
15 SALEM STREET
BRADFORD**



38.27m² (412 sq. ft.)

- Situated in Bradford's professional quarter close to Broadway shopping centre and Forster Square railway station.
- Large pay and display car park nearby

TO LET FROM £4,500 PER ANNUM

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

T: 01274 307910 e: info@starkeys.co.uk

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RICS Regulated by RICS

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BRADFORD**

1. LOCATION:

The premises are situated on Salem Street, off Manor Row, in the professional office quarter of Bradford city centre. The property is situated close to main bus routes, Forster Square railway station and other city centre facilities.

2. GENERAL DESCRIPTION:

The premises provide a mid-terraced Grade II listed office building constructed in stone and providing accommodation on basement, ground, first and second floor levels.

Accessed via a shared entrance, the available accommodation is located on the first floor and provides two offices which have carpeted floors, part painted and part papered walls, painted ceilings, fluorescent lighting, timber sash windows and central heating radiators.

Shared kitchenette and WC facilities are provided.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:

FIRST FLOOR

Office	12.26m ² (132 sq. ft.)
Office	26.01m ² (280 sq. ft.)
TOTAL FIRST FLOOR AREA:	38.27M² (412 SQ. FT.)

4. RATING:

The rating authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office website which states the premises have a Rateable Value of £5,700 (Offices and Premises).

The Uniform Business Rate for 2025/26 is £0.499.

This rating assessment covers the whole property, and the accommodation will require reassessment for rating purposes. Interested parties should seek verification of the above information.

5. LEASE TERMS:

The premises are offered to let by way of a new effective full repairing and insuring lease for a term to be agreed, at an initial rent of £4,500 per annum.

All rents quoted are exclusive of VAT (if applicable), rates and other outgoings. The ingoing tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

6. EPC:

E (122)

7. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

**STARKEYS
17 VICTORIA MEWS, MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY**

**ASHLEY BOWLES MRICS
TEL:- 01274 307910**

29 April 2025

MISREPRESENTATION ACT 1967

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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.