

Starkeys

Chartered Surveyors

CITY CENTRE RETAIL PREMISES 77 WESTGATE BRADFORD



- Located on the periphery of Bradford city centre
- Ground floor sales area of 88.44m² (952 sq. ft.) plus basement stores
- Suitable for a variety of uses, subject to consents

TO LET £9,500 PER ANNUM

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

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 **RICS** Regulated by RICS

**CITY CENTRE RETAIL PREMISES
77 WESTGATE
BRADFORD**

1. LOCATION:

The property is located on the edge of Bradford city centre, with return frontage to Westgate (A6181) and Baptist Place. Bradford city centre has recently undergone a significant transformation including public realm improvements and the construction of the new Darley Street Market. Further regeneration works are planned for the 'top of town' area.

2. GENERAL DESCRIPTION:

The premises comprise a ground floor corner retail unit with basement stores, forming part of a larger stone built property with a parade of 6 retail units. The property has display frontage to Westgate and Baptist Place.



3. ACCOMMODATION:

The premises have the following approximate dimensions and net internal floor areas:-

Ground Floor Sales	88.44m ² (952 sq. ft.)
Basement Stores	79.15m ² (852 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 £3,900 rising to £5,900 with effect from 1st April 2026 (Shop and Premises).

The Uniform Business Rate for 2025/2026 is £0.499.

Interested parties should seek verification of the above information.

5. LEASE TERMS:

The property is offered to let on a new effective full repairing and insuring lease for a term to be agreed at a rent of £9,500 per annum plus VAT, exclusive of rates and other outgoings and payable quarterly in advance.

The ingoing tenant is to be responsible for the landlord's legal fees incurred in connection with the transaction.

6. EPC:

The property has an Energy Rating of E (107).

8. VIEWING AND FURTHER INFORMATION:

By appointment through the joint agents:

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

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

12 February 2026

MISREPRESENTATION ACT 1967

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

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract.

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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.