

# Lot 55

Vacant Possession

## 71 / 75 Kirkgate, Bradford, West Yorkshire BD1 1PZ

Freehold Retail Opportunity with Residential Consent



### Key Details

- Recent Planning Consent granted for 10 flats
- Includes Triple Fronted Retail Unit and self contained offices
- Situated in the heart of Bradford City Centre.
- Directly Opposite the major Kirkgate Shopping Centre

### Location

**Miles:** 9 miles west of Leeds  
6 mile north east of Halifax  
30 miles north east of Manchester

**Roads:** A6181, A641, A6177 (Bradford Ring Road), M606, M62

**Rail:** Bradford Interchange Railway Station, Bradford Forster Square Railway Station

**Air:** Leeds Bradford Airport, Manchester Airport

### Situation

The property is situated on the south side of Kirkgate, adjacent to McDonalds and directly opposite one of the main entrances of the major Kirkgate Shopping Centre with major occupiers including Primark, Samsung, Sports Direct, Greggs and Deichmann,

### Description

The property is a substantial triple fronted former building society building with retail accommodation on the ground floor with ancillary accommodation in the basement and self contained offices on the first floor.

The property benefits from planning consent granted on 30th April 2021 under reference 20/03532/FUL for the Subdivision of existing ground floor and basement retail use to form 2 retail units and change of use of upper floor level to form 5 No. residential apartments and second and third floor extension forming 5no residential apartments.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### 8 Week Completion

### Energy Performance Certificate

See legal pack.

## Tenancy and accommodation

Floor	Use	Area/sq m (sq ft)		Possession
Ground	Retail	187.90 sq m	(2,023 sq ft)	Vacant Possession
Basement	Ancillary	84.90 sq m	(914 sq ft)	
First	Office	148.00 sq m	(1,594 sq ft)	Vacant Possession
<b>Total</b>		<b>420.80 sq m</b>	<b>(4,531 sq ft)</b>	



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