

343 Wakefield Road  
BRADFORD  
BD4 7NB



**TO LET**  
**(MAY SELL)**

Fully Fitted Licensed Restaurant

- Recently Closed Licensed Restaurant (t/as Mr Singh's Bistro)
- Virtually New Fixtures & Fittings, Kitchen and Bar Area
- Prominent Main Road Location – Fronting Wakefield Road (A650)
- Rent of **£20,000 pa** (reduced from £22,500 pa) plus Premium of **£15,000** (reduced from £65,000) in respect of the Fixtures & Fittings
- Sale Price of **£300,000** (reduced from £350,000) for the Property and all Fixtures & Fittings and Side Plot
- May suit alternative businesses (offices, medical, consultancy etc. – subject to PP)

Suite 1, 1<sup>st</sup> Floor, Piccadilly Corner, 2/4 Piccadilly, Bradford, BD1 3LW  
T: 01274 759955 F: 01274 736794 E: info@sharmawilliamson.co.uk  
W: www.sharmawilliamson.co.uk

Office also at 1<sup>st</sup> Floor, 8 Henry Street, Keighley, BD21 3DR





Chartered Surveyors  
Commercial Property Agents

**SITUATION**

The prominently positioned premises front onto Wakefield Road, forming part of the A650 arterial dual carriageway route approximately 1/2 mile from the Bradford Outer Ring Road, and approximately 2 miles south of the City Centre, with on street car parking permitted on the surrounding streets.

The immediate locality is mixed comprising various industrial occupiers whilst closeby is the densely populated area of East Bowling.

**PROPERTY/ACCOMMODATION**

The property comprises a Grade II Listed 2 storey former Public House, the majority of which has been comprehensively refurbished/renovated to create an upmarket ground floor licensed restaurant/ bistro (t/as Mr Singh's Bistro), which has recently ceased trading due to the Client's other business interests.

The building provides a useful basement store and a series of sizeable store rooms/offices to the first and attic floors which are currently under utilised.

Externally, there is a side forecourt upon which our clients have received planning permission for a retail unit (planning ref: 15/02224/FUL).

The property provides the following approximate gross internal floor areas.

	Sq m	Sq ft
<u>Ground floor</u>		
<ul style="list-style-type: none"> <li>Main restaurant area with approx. 50 covers.</li> <li>Licensed bar</li> <li>Good quality male / female WCs</li> <li>Fully fitted restaurant kitchen.</li> </ul>		
<b>Overall</b>	<b>141.1</b>	<b>1519</b>
<u>Basement</u>		
Food store/preparation area	-	-
<u>First floor (potential to let separately)</u>		
Various partitioned rooms (fully fitted bathroom, staff changing area, food store, office etc).		
<b>Overall</b>	<b>112.0</b>	<b>1206</b>
<u>Attic</u>		
2 useful rooms	-	-

**RATING**

A search of the Valuation Office website reveals that the property has the following Rateable Values:-

Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

- The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
- All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
- None of the building services or service installations have been tested and are not warranted to be in working order.
- No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.
- Unless otherwise stated all prices and rents are quoted exclusive of VAT.
- Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).

Rateable Value: £9,200  
Rates Payable (approx): £4,287

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

**RENT/PREMIUM/LEASE**

A rent of **£20,000 per annum exclusive** (was £22,500 pa) with a premium of **£15,000** (reduced from £35,000) is sought on the basis of a new full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

**SALE PRICE**

Our clients may consider a sale of the whole property, fixtures and fittings and side plot. Offers in the region of **£300,000** – are sought, Subject to Contract.

**FIXTURES & FITTINGS**

An outline inventory of the fixtures and fittings is available upon request. The business has only been trading for a short period of time therefore trading figures are not available.

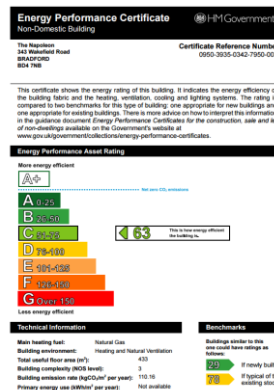
**LEGAL COSTS**

Each party to be responsible for their own legal costs in this transaction.

**VAT**

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

**ENERGY PERFORMANCE CERTIFICATE**



**VIEWING**

Strictly by contacting the sole agents:-  
**Sharma Williamson**  
Tel: (01274) 759955  
Email: [info@sharmawilliamson.co.uk](mailto:info@sharmawilliamson.co.uk)  
Web: [www.sharmawilliamson.co.uk](http://www.sharmawilliamson.co.uk)

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