

sharma
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Chartered Surveyors
Commercial Property Agents

22-24 North Parade BRADFORD BD1 3HT



GROUND FLOOR/BASEMENT LICENSED RESTAURANT TO LET

- Extending to **193.0 sq m (2077 sq ft)** per floor
- Rent of **£25,000 pax**
- Whole Building Also For Sale (Subject to Existing Lease) for **£479,950**
- Characterful and Imposing Grade 2 Listed Building within the Heart of Bradford's "Independent Quarter"
- **6 Months Rent Free Period Available** (subject to terms)

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W: www.sharmawilliamson.co.uk

Office also at 1st Floor, 8 Henry Street, Keighley, BD21 3DR





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SITUATION

The premises are situated upon North Parade in the heart of the popular "Independent Quarter" characterised by several bars (The Sparrow, The Peacock, The Record Café etc.) as well as niche retailers and services.

Metered car parking is permitted upon North Parade.

PROPERTY/ACCOMMODATION

The property comprises a substantial imposing Grade II Listed building with many of its original features having been retained providing fully fitted licensed restaurant premises at ground floor level and extensively equipped lower ground floor preparation kitchen.

Separate ground floor access serves the 3 upper floors, 2 of which are currently rented out (see Sale Price).

The premises provide the following approximate gross internal floor areas (provided by the owner's architects and to be verified on site):-

	Sq m	Sq ft
<u>Ground floor</u> Fully fitted licensed restaurant premises	193.0	2077
<u>Lower ground floor</u> WC facilities, office, fully fitted catering / preparation kitchen with walk-in cold room and 2 beer stores. Overall	193.0	2077
<u>First floor</u> Occupied offices (unaffected by any letting or sale).	193.0	2077
<u>Second floor</u> Occupied offices (unaffected by any letting or sale).	193.0	2077
<u>Third floor</u> Occupied offices (unaffected by any letting or sale).	90.0	968

RATING

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

	Rateable Value:	Rates Payable (approx):
Basement, ground & 1 st floor	£25,750	£11,999
2 nd and 3 rd floor	£4,900	£2,283

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

RENT/LEASE

The fully fitted ground floor/basement premises are available to let upon a new internal repairing and insuring lease at a commencing rental of **£25,000 per annum** to include use of all fixtures (including a full stainless steel kitchen) and fittings insitu (a full inventory is available upon request).

Our clients may offer a 6 month rent free period (subject to various terms and conditions).

SALE PRICE

Alternatively, offers in the region of **£479,950** will be considered for the freehold interest (subject to contract and VAT – if appropriate), subject to the terms of a lease in respect of the 1st, 2nd and 3rd floors. These are currently rented out by way of a 5 year contracted out lease from June 2018– further details are available upon request.

BRADFORD CITY CENTRE GROWTH ZONE

We believe the premises are situated within the Growth Zone and as such, the occupier of the premises may be eligible for financial assistance with matters such as business rates, property improvements, recruitment etc. For further information please contact Invest in Bradford on 01274 437727 or go to: <https://www.investinbradford.com/city-centre/growth-zone/>

LEGAL COSTS

In the event of a letting, the ingoing tenant to be responsible for their own fees and making an estimated contribution of £1,250 (+VAT) towards the landlord's fees.

In the event of a sale, each party to be responsible for their own fees incurred.

VAT

We are advised that VAT is not chargeable on the rent/sale price, but reserve the right to do so, if applicable.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **E**, a copy of the Certificate and Report is available upon request.

VIEWING

By contacting the sole agents:-

Sharma Williamson

Tel: (01274) 759955

Email: info@sharmawilliamson.co.uk

Web: www.sharmawilliamson.co.uk

(Updated May 2019)

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:

1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
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3. None of the building services or service installations have been tested and are not warranted to be in working order.
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6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).

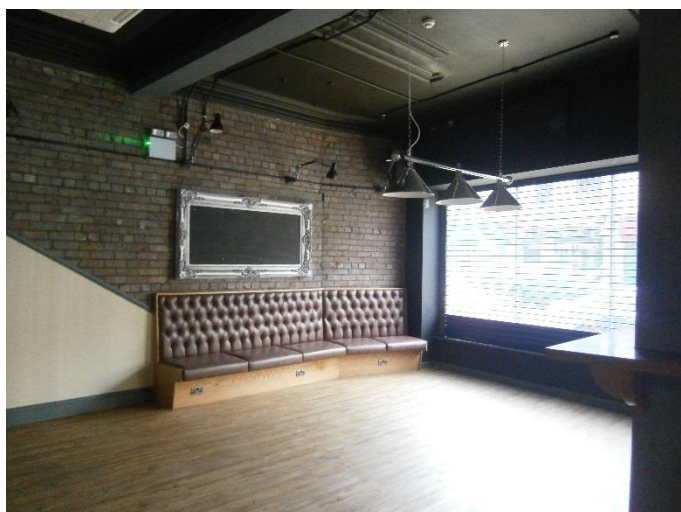
PHOTOS



Fitted Kitchen 1



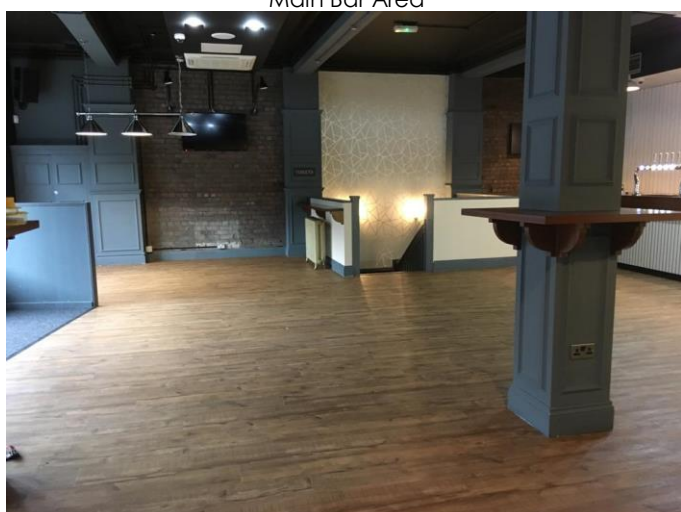
Fitted Kitchen 2



Main Bar Area



Bar/Servery



Main Bar Area (2)



Main Bar Area (3)

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