

sharma
williamson

Chartered Surveyors
Commercial Property Agents

10 North Parade BRADFORD BD1 3HT



TO LET

- Ground Floor Bar Premises of **65.3 sq m (703 sq ft)**
- Useful First Floor Office, Kitchen and Barrel Stores
- Suitable for a Continuation of a Bar Use but Suitable for Alternative Businesses
- No Business Rates Payable! (subject to qualifying conditions)

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SITUATION

The premises occupy a busy location upon North Parade in the heart of the popular "Independent Quarter" comprising several bars (The Sparrow, The Peacock, Record Café etc) as well as niche retailers and service providers.

Metered car parking is permitted upon North Parade with all of the main amenities within the City Centre being within walking distance.

PROPERTY/ACCOMMODATION

The property comprises a 2 storey stone build mid through terraced building. The premises have operated as a bar for a significant number of years at ground floor level with ancillary facilities at first floor level.

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

	Sq m	Sq ft
<u>Ground Floor</u>		
Open plan bar/sales area with internal security shutter	65.3	703
Female WCs	-	-
<u>First Floor</u>		
Private office	18.6	200
Kitchen	4.6	50
Male WCs	-	-
Store 1	11.8	127
Store 2	13.6	146

RATING

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

Rateable Value:	£11,000
Rates Payable (approx):	£ 5,126

At the time of preparing these particulars, this property (with a Rateable Value of less than £12,000) should not be liable to pay Business Rates (subject to qualifying conditions).

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

RENT

£15,000 per annum exclusive Subject to Lease

LEASE

The property is available to let upon a new full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

MANAGEMENT CHARGE

In addition to the rent, the ingoing tenant would be responsible for the payment of management charges equating to 7.5% (plus VAT) of the rent.

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

The ingoing tenant to be responsible for their own and the landlords reasonable legal costs in this transaction.

VAT

The Landlord has advised that they are not intending to charge VAT on the rent however they reserve the right to do so if appropriate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING

By contacting the sole agents:-

Sharma Williamson

Tel: (01274) 759955

Email: info@sharmawilliamson.co.uk

Web: www.sharmawilliamson.co.uk

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