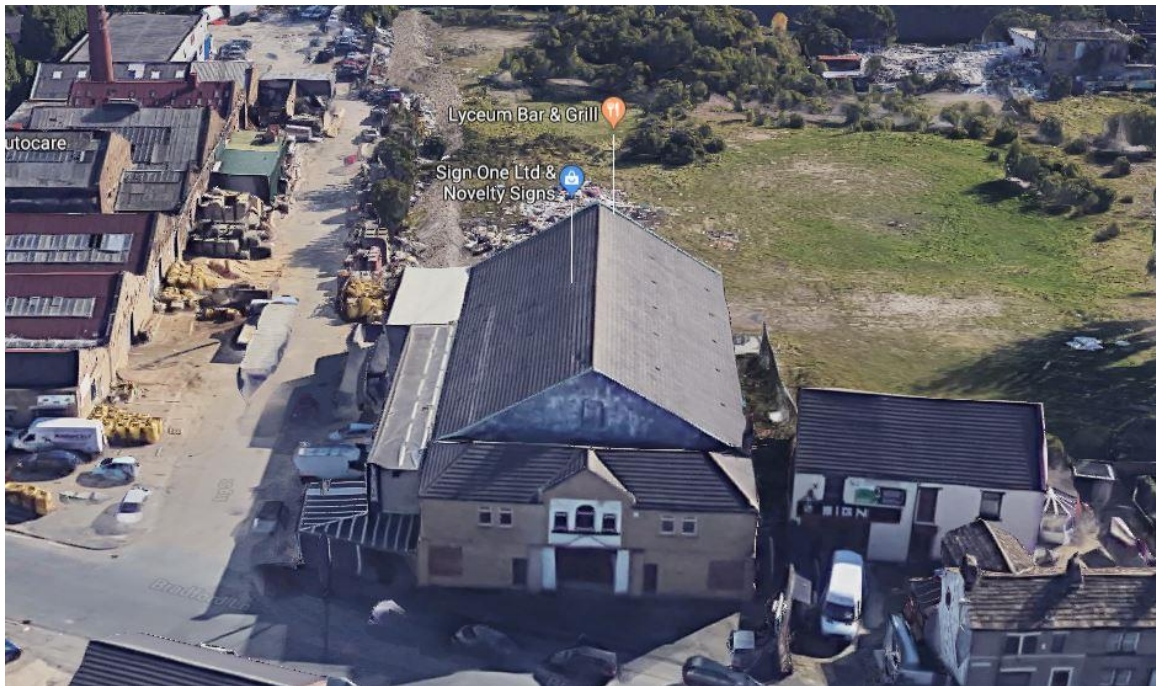


Lyceum House 147 Bradford Lane BRADFORD BD3 8LW



FOR SALE

- Rare/Valuable Function Space Comprising Ground Floor Smaller Venue (250/300 Seater), Themed Bar (Potential Additional Venue) and 1st Floor Large Venue (Approx. 500 Seater Capacity)
- Potential to Enhance the Business Further by Adding a Shisha Lounge, Mehndi Parties etc, (subject to planning permission)
- Suitable for Various Other Uses, (subject to planning permission)
- Was £1.25m Now **£950,000** For the Property, Fixtures and Fittings and Business Goodwill (subject to contract)

Suite 1, 1st Floor, Piccadilly Corner, 2/4 Piccadilly, Bradford, BD1 3L0057
T: 01274 759955 F: 01274 736794 E: info@sharmawilliamson.co.uk
W: www.sharmawilliamson.co.uk

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



Chartered Surveyors
Commercial Property Agents

SITUATION

The building is set back from Leeds Road (A647) one of the main arterial routes in Bradford, close to the Outer Ring Road (A6177) thereby being easily accessible from the city wide region.

Leeds Road is particularly popular with clothing boutiques and longstanding restaurant operators/food outlets.

On street car parking is generally permitted in the surrounding area. An informal agreement also exists for an adjacent 70/80 space carpark

PROPERTY/ACCOMMODATION

The building comprises venue/bar premises of predominantly stone construction, surmounted by an overhauled pitched slate roof.

No expense has been spared by the current owners in renovating the accommodation to provide flagship party/venue space including a modern glazed feature entrance.

Amenities include:-

- Wheelchair lift serving both floors
- Air conditioning
- Intruder alarm (with CCTV facilities)

The property provides the following approximate gross internal floor areas.

Sq m Sq ft

Ground Floor

Separate side entrance leading to:
Function room with approx. 250/300 seating capacity with dedicated WCs, Managers Office, kitchen and dance/DJ area

Additional dedicated entrance leading to former sports bar complete with full catering kitchen, WCs and barrel store

Overall 794.5 8552

First Floor

Main function hall (approx. 500 seater) complete with WC facilities, prep kitchen, main catering kitchen and fitted stage

Overall 777.1 8364

RATING

According to our investigations on the Valuation Office website, we understand that the property is subject to 4 assessments as follows:-

Unit 1

Rateable Value: £6,300
Rates Payable (approx.): £3,024

Unit 2

Rateable Value: £5,100
Rates Payable (approx.): £2,448

Unit 3

Rateable Value: £6,100
Rates Payable (approx.): £2,928

Unit 4

Rateable Value: £12,000
Rates Payable (approx.): £5,760

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

SALE PRICE

Offers in the region of **£950,000** (reduced from £1.25m) are sought to include the freehold interest/property, together with all fixtures and fittings and business goodwill. Trading figures and booking levels can be discussed with seriously interested parties after they have viewed. Further information can be obtained from the following You Tube link: <https://youtu.be/pUf1fWTaUVs>

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

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

(Revised April 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:

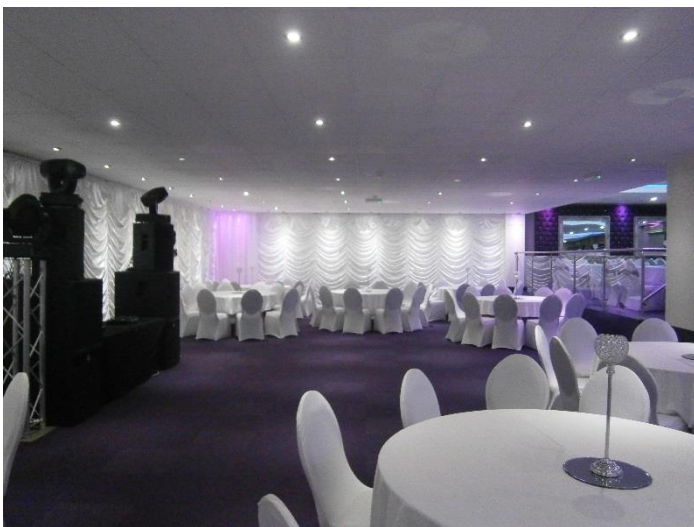
1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact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



1st Floor – Large Function Suite



1st Floor – Large Function Suite



Ground Floor – Smaller Function Suite



Ground Floor – Smaller Function Suite



Ground Floor – Former Sports Bar



Ground Floor – Former Sports Bar

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