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williamson

Chartered Surveyors  
Commercial Property Agents

Ground Floor/Basement  
20 Mill Street  
BRADFORD  
BD1 4AB



## FOR SALE/MAY LET

- Former Café Premises with Ground Floor of **167.0 sq m (1798 sq ft)** plus Useful Basement of **171.4 sq m (1845 sq ft)**
- Suitable for a Wide Variety of Business Concerns (Subject to the Usual Consents) Including Food/Drink, Offices, Clinic etc
- Central Location Opposite Forster Square Retail Park and Broadway Shopping Centre
- Sale Price **£150,000**
- Rent **£12,500 pa**

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





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### SITUATION

The premises are situated on the eastern periphery of Bradford City Centre opposite the established Forster Square Retail Park (with 3 hour free car parking) and popular Broadway Shopping Centre within a short distance, as is Forster Square train station.

There is an excellent main road network closeby - Shipley Airedale (A650), Bradford Inner Ring Road (A6181), etc

### PROPERTY/ACCOMMODATION

The accommodation is situated at upper ground floor/basement levels within this attractive 4 storey stone built Grade 2 Listed building benefitting from an attractive double doored entrance feature and Ashlar stone facade and curved lintels/features as well as extensive windows to Mill Street and Holdsworth Street, with the rest of the building having been converted to apartments.

Internally, the accommodation has served as a café/coffee shop for a significant number of years, (since 2001) and has recently been vacated.

The accommodation provides the following approximate gross internal floor areas:-

	Sq m	Sq ft
<u>Ground Floor</u>		
Attractive double doored entrance/steps leading to:		
Front Room, side store, Male/Female WCs, open plan café/preparation area		
<b>Overall</b>	<b>167.0</b>	<b>1798</b>
<u>Basement</u>		
5 useable stores		
<b>Overall</b>	<b>171.4</b>	<b>1845</b>
<u>Carparking</u>		
2 reserved on site car parking spaces are available with the accommodation.		

### RATING

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

Rateable Value: £5,100  
Rates Payable (approx): £2,504

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.

### FOR SALE

The premises are available For Sale for **£150,000** – subject to contract/lease via the remainder of the ground lease (this is for a term of 999 years from 2004 – expiring 3003 at nil ground rent).

### RENT/LEASE

Alternatively, the property is available To Let upon a new effective full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews at the rental of **£12,500** pa exclusive.

### LEGAL COSTS

The ingoing tenant to be responsible for their own legal costs incurred in this transaction but to make a fixed contribution towards our Client's fees in obtaining freeholders consent to the agreed transaction (further details upon request).

### VAT

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

### VIEWING

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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