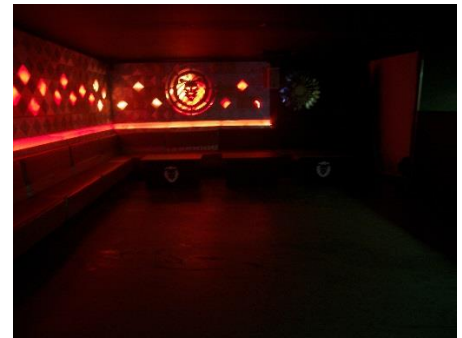


sharma
williamson

Chartered Surveyors
Commercial Property Agents

Lion Lounge-In 6/8 Sackville Street BRADFORD BD1 2AJ



INVESTMENT FOR SALE

BY PUBLIC AUCTION ON 23rd OCTOBER 2019 – LOT NUMBER TBC

- Ground Floor of **88.2 sq m (950 sq ft)** and First Floor of **88.8 sq m (956 sq ft)**
- Newly Refurbished / Modernised Bar Premises
- Established Bar / Club Circuit
- Easy to Manage Investment
- 3 Year Lease from December 2018 at **£20,000 pa**
- Guide Price of **£140,000 +. Approx. Yield of 14.3%**

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





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SITUATION

The premises are situated upon Sackville Street, a link road connecting Westgate to Sunbridge Road on the periphery of Bradford City Centre.

Various bars, Public Houses and restaurants exist in the locality (including The Village, The Duchess of Kent, Lemon Shed, Candy and the newly opened Rabbit Hole), whilst the main retailing shopping core is within walking distance. The Kirkgate Shopping Centre is situated diagonally opposite, as well as numerous national retailers.

PROPERTY/ACCOMMODATION

The property comprises a modern/refurbished 2 storey cement rendered building, the shop front benefiting from an automated full width security roller shutter.

The premises provide the following approximate gross internal floor areas.

	Sq m	Sq ft
<u>Ground floor</u> Newly refurbished bar premises with modern fitted bar, seating, etc.	88.2	950
<u>First floor</u> Additional fitted bar, DJ area, dance floor and Male/Female WCs.	88.8	956

RATING

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

Rateable Value:	£5,800
Rates Payable (approx):	£2,847

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

LEASE DETAILS

The property is currently let on a 3 year lease having commenced on 1st December 2018 (expiring 30th November 2021). The current rent passing is **£20,000 pa**. The lease is drawn upon full repairing and insuring terms.

GUIDE PRICE

£140,000 + (+fees) – subject to contract.

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/>

FORM OF SALE

The premises are to be offered for sale via Public Auction as follows:-

14.00 Wednesday 23rd October 2018
Norman Hunter Banqueting Suite, Elland Road Stadium, Leeds, LS11 0ES

Lot Number: TBC

The full auction pack can be found by clicking the following link: [Auction House pack](#)

LEGAL COSTS

The purchaser is to be responsible for their own costs in this transaction and to make a fixed contribution towards the auctioneer's administrative charges (0.6% inc VAT of the purchase price subject to a minimum fee of £900).

VAT

Our clients advise that VAT is not chargeable on the sale price.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING

By contacting the joint auctioneers:-

Sharma Williamson

Tel: (01274) 759955

Email: info@sharmawilliamson.co.uk

Web: www.sharmawilliamson.co.uk

Auction House West Yorkshire

Tel: (0113) 3933482

Email: info@ahwy.co.uk

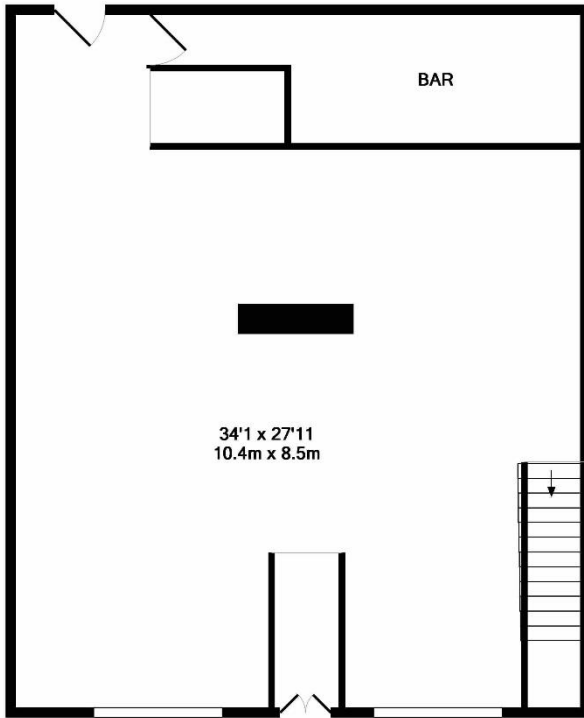
Web: www.auctionhouse.co.uk/westyorkshire

(September 2019)

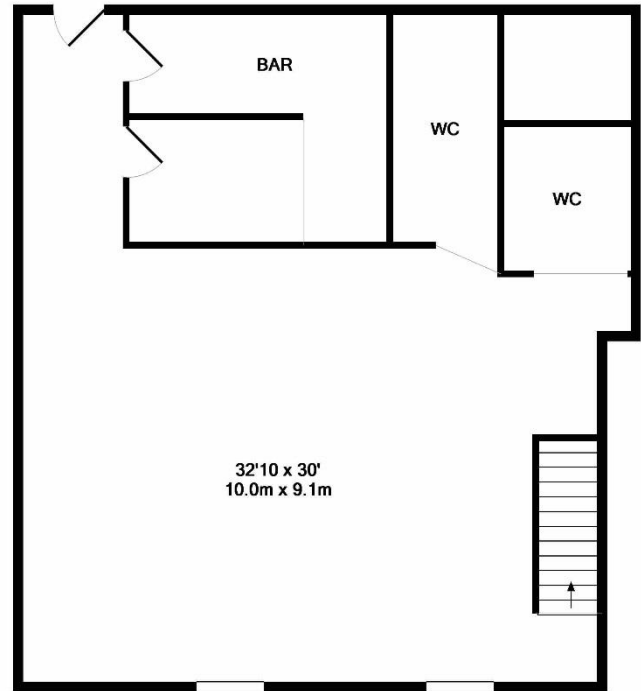
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3. None of the building services or service installations have been tested and are not warranted to be in working order.
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5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).

FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 950 SQ.FT.
(88.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 956 SQ.FT.
(88.8 SQ.M.)

KRIZMA, 6-8 SACKVILLE STREET
TOTAL APPROX. FLOOR AREA 1906 SQ.FT. (177.0 SQ.M.)

plan not to scale - strictly for identification purposes only
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