

sharma
williamson

Chartered Surveyors
Commercial Property Agents

31 Ivegate
BRADFORD
BD1 1SQ



TO LET

- Fully Fitted Modern Food Premises with Ground Floor of **81.9 sq m (882 sq ft)**
- 35-40 Covers with Fully Fitted / Equipped Kitchen
- Ready for Immediate Trading!
- Busy Pedestrianised Location with Numerous Bars / Pubs in the Immediate Vicinity
- Rent: **£20,000 (plus VAT) pax**; Guide Premium: **£25,000**

W: www.sharmawilliamson.co.uk

E: info@sharmawilliamson.co.uk

T: 01274 759955





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SITUATION

The premises front onto Ivegate, a pedestrianised thoroughfare within Bradford City Centre linking Market Street/Hustlergate through to Kirkgate, the latter forming part of the City's main retailing core.

As well as being one of Bradford's oldest retail locations, Ivegate has in recent times become a popular bar and food destination (Crown Sports Bar, The Dubliner, Wine Lodge) and, the historic Sunbridge Wells complex is closeby.

The popular Broadway Shopping Centre, and City Park are closeby.

PROPERTY/ACCOMMODATION

The property is situated at ground floor level having been fully renovated and currently trading as "Full Monty" café.

The premises currently provide 35-40 covers.

The kitchen is also fully fitted ready for an ingoing tenant to commence trading straightaway. This includes all tables, chairs, customer pay point, all refrigeration, microwaves, extraction, cooking and washing facilities.

The premises provide the following approximate net internal floor areas.

Ground floor	Sq m	Sq ft
Seating area and catering kitchen	81.9	882
Male / female WCs	-	-

RATING

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

Rateable Value:	£10,250
Rates Payable (approx.):	£4,243

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 / 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 at a rental of **£20,000 (plus VAT) per annum** (subject to lease)

PREMIUM

A premium of **£25,000** is sought for the benefit of the Lease and all equipment.

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. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following link

<https://www.investinbradford.com>

LEGAL COSTS

Each party to be responsible for their own legal costs in this matter.

VAT

Our clients advise that VAT will be chargeable at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **D**, 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

(Jan 24)

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:

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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.
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