

sharma  
williamson

Chartered Surveyors  
Commercial Property Agents

Basement, 252-256 Great Horton Rd  
BRADFORD  
BD7 1PU



## TO LET

- Superbly Renovated and Virtually Fully Fitted Lounge (Toro's Unaffected)
- Overall Area **220.6 sq m (2375 sq ft)**
- Situated in the Popular Great Horton "Food Quarter" Adjacent to Bradford University
- Rent: Was **£25,000 pax**; now **£20,000 pax** Premium Reduced: **POA**

W: [www.sharmawilliamson.co.uk](http://www.sharmawilliamson.co.uk)

E: [info@sharmawilliamson.co.uk](mailto:info@sharmawilliamson.co.uk)

T: 01274 759955





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**SITUATION**

The premises occupy a prominent corner location fronting Summerville Road and Great Horton Road, in the heart of the Great Horton "Food Quarter" adjacent to the main University of Bradford campus.

The immediate locality is therefore particularly popular with food outlets which includes Toro's Steakhouse, Heavenly Desserts, Big Fellas etc. whilst opposite is Raja's – to name a few.

The area is residential in nature comprising purpose-built student accommodation situated opposite (Cloud Student Homes and Gloucester House) and traditional terraced dwellings.

**PROPERTY/ACCOMMODATION**

The premises are situated at basement level within this prominent attractive corner terraced property with frontages onto Summerville Road (from which the main entrance is taken) and Great Horton Rd, with the ground floor being occupied by Toro's Steakhouse (unaffected).

The accommodation comprises a fully renovated bar / dessert parlour and virtually fully fitted (see Outline Inventory) with works including :

New fire alarm system, fully re-wired (with 3 phase electricity supply), new flooring and decorations, fully damp proofed, new intruder alarm with CCTV facilities and air circulation system.

The premises provide the following approximate floor areas and accommodation:

	Sq m	Sq ft
Secure street level access from Summerville Road:		
<u>Basement</u>		
Main lounge with fixed perimeter seating.		
Servery		
Preparation fitted kitchen		
Female WCs		
Male WCs		
<b>Overall</b>	<b>134.1</b>	<b>1004</b>
VIP lounge with fixed seating		
<b>Overall</b>	<b>83.2</b>	<b>895</b>
Store / security room overall	<b>3.3</b>	<b>36</b>
<b>Total approx. gross internal floor area</b>	<b>220.6</b>	<b>2375</b>

**RATING**

The premises will be assessed for rating purposes on occupation.

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

**RENT**

**Was £25,000, now £20,000 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.

**PREMIUM**

A premium is sought from the ingoing tenant in respect of the renovation works carried out, fixtures and fittings insitu (see Outline Inventory). **Now Reduced - Guide price upon application.**

**LEGAL COSTS**

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

**VAT**

We are advised by the Landlords that VAT is not chargeable on the rent etc. 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](mailto:info@sharmawilliamson.co.uk)  
Web: [www.sharmawilliamson.co.uk](http://www.sharmawilliamson.co.uk)

**(December 2023)**



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- Unless otherwise stated all prices and rents are quoted exclusive of VAT.
- Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).



Main lounge / entrance to VIP area



Kitchen



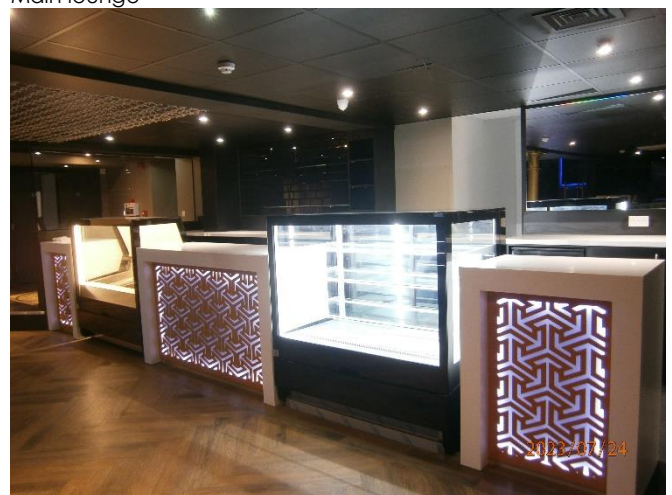
Ladies WC



Main lounge



Summerville Rd entrance



Main servery

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