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Chartered Surveyors Commercial Property Agents



**Romeo's**

**TO LET**

**PRIME  
FOOD  
OUTLET**

353 Great Horton Rd, Bradford BD7 3BZ

**Prime Food Outlet opportunity - TO LET**

Unit 1: Gd fl of 54.0 sq m (581 sq ft) with dedicated external seating area and potential mezzanine.  
Unit 3: 55sqm 592 sq ft, External seating area is 21 sqm 226 sq ft. Additional office/storage space in over ceiling.

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## LOCATION

- The premises occupy a prominent and busy location fronting onto Great Horton Road, one of the main arterial routes in / out of Bradford and forming part of the Bradford Outer Ring Road (A6177), being approx. 2.5 miles southwest of Bradford City Centre, with the property enjoying significant volumes of passing traffic.
- The immediate locality is densely populated and includes the sprawling Cannon Mills shopping village complex opposite and, the University of Bradford main campus being in the locality
- However, the area / locality has evolved in recent times and is now renowned for its vibrant food offering.
- Established operators in the vicinity include Mumtaz, Ambala, Mr T's, Chai Wala, Lahori Dhaba, Anam's – to name a few.

# THE DEVELOPMENT

- The development comprises a former stone built restaurant property (trading as Romeo's) which has been sub-divided and extended to provide excellent opportunities for 3 separate food operators
- Operators to have taken advantage of this opportunity include:-
- **Unit 1 - AVAILABLE** - vision is as included on the 3D images and can include the Romeo's brand if desired.
- **Unit 2 - Paratha Box**
- **Unit 3 - AVAILABLE** - marketing particulars must be requested separately. (We have a separate listing for that with further info.)
- Operators are now sought for the last 2 remaining units which provides the following approximate floor areas:-

## Unit 1:

- Ground floor - 54 sq m (581 sq ft)
- Mezzanine (potential) - 30 sq m (333 sq ft)
- Plus external dedicated dining area - 24 sq m (258 sq ft)

## Unit 3:

- 55 sq m 592 sq ft,
- External seating area is 21 sqm 226 sq ft
- Additional office/storage space in over ceiling.



# PARKING

- Dedicated secured car parking is available to accommodate several cars.
- In addition, on street car parking is generally permitted along this section of Great Horton Rd and in the surrounding streets.



1 External 3D View 1  
1:1



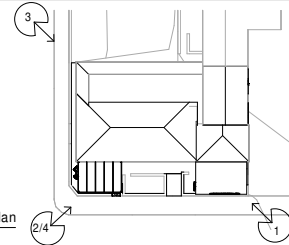
2 External 3D View 2  
1:1



3 External 3D View 3  
1:1



4 External 3D View 4  
1:1



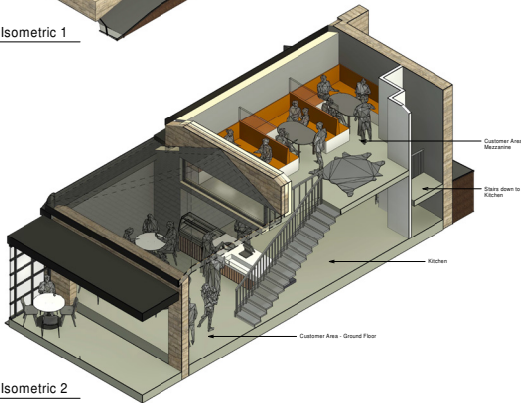
K Site Key Plan  
1:200



1 Unit 1 - Isometric 1



3 Internal View 1  
1:1

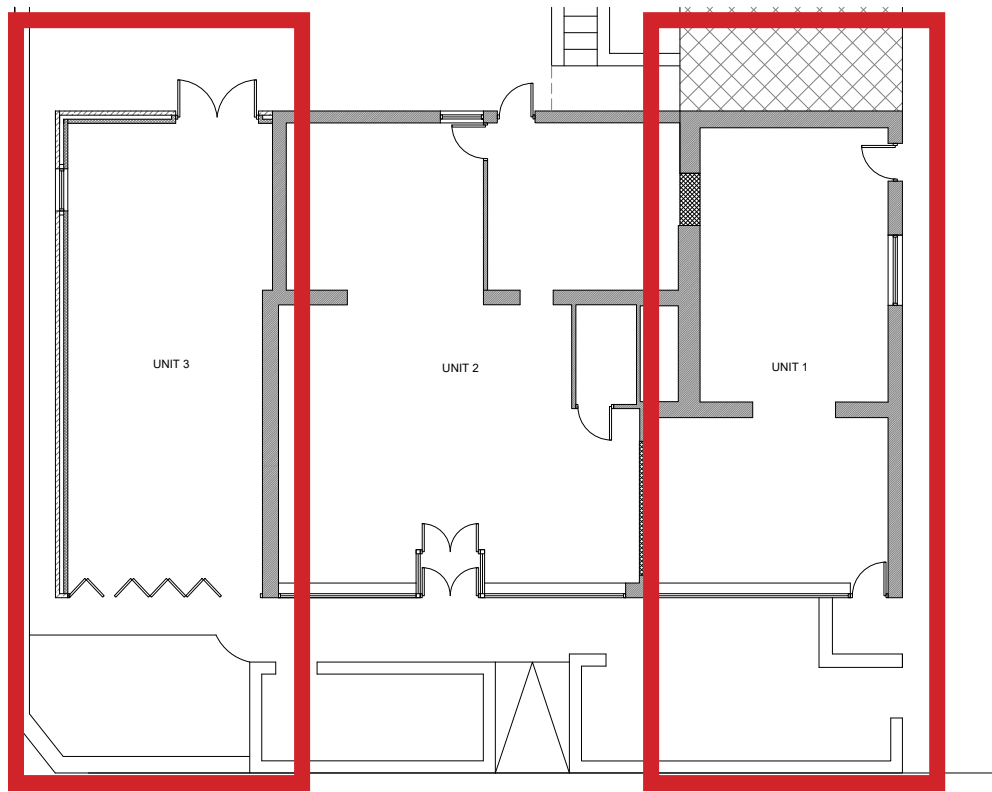


2 Unit 1 - Isometric 2



4 Internal View 2  
1:1

Last remaining units available - Unit 1 & Unit 3



## Last remaining units available - Unit 1 & Unit 3

Unit 1: Gd fl of 54.0 sq m (581 sq ft) with dedicated external seating area and potential mezzanine.  
Unit 3: 55sqm 592 sq ft, External seating area is 21 sqm 226 sq ft. Additional office/storage space in over ceiling.



### Quoting Terms

Guide rent and premium upon application and depending upon whether parties are interested in also taking over the Romeos brand.

### Business Rates

The unit will be assessed for Business Rates purposes upon occupation.

### Legal Costs

Each party to be responsible for their own legal fees in this transaction.

### VAT

Our clients advise that VAT will not be chargeable on this transaction but they reserve the right to do so, if applicable.

### EPC

An EPC rating has been commissioned.

### Viewings

Strictly by prior appointment with the sole letting agents.

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## CONTACT

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