



20/24 North Parade, Bradford, BD1 3HT

- **Ground floor / basement Licensed restaurant To Let**
- **Rent: £30,000 pax**
- **Whole building also For Sale** (subject to existing Lease) for **£550,000**.
- Characterful and imposing Grade II Listed building within the heart of Bradford's "Independent Quarter".
- Re-letting / residential conversion of upper floors (subject to PP) if vacated.

SITUATION

The premises are situated upon North Parade in the heart of the popular “Independent Quarter” characterised by several bars (The Peacock, The Record Café etc.) as well as service professional offices.

The Council have completed various shop / visitor friendly improvements to North Parade (landscaping, external seating areas etc.) whilst retaining some metered car parking provision.

PROPERTY/ACCOMMODATION

The property comprises a substantial imposing Grade II Listed building with many of its original features having been retained providing fully fitted licensed restaurant premises at ground floor level and extensively equipped lower ground floor preparation kitchen. The building has undergone extensive renovation and most recently new double glazed windows to all upper floor windows.

Separate ground floor access serves the 3 upper floors which are currently rented out (see “Sale Price”).

The premises provide the following approximate gross internal floor areas (provided by the owner’s architects and to be verified on site):-

	Sq. m.	Sq. ft.
Ground Floor	193.0	2077
Lower Ground Floor	193.0	2077
First Floor	193.0	2077
Second Floor	193.0	2077
Third Floor	90.0	968
TOTAL AREA	862.0	9276

Ground Floor

Fully fitted Licensed restaurant premises.

Lower Ground Floor

WC facilities, office, fully fitted catering / preparation kitchen with walk in cold room and 2 beer stores.

First Floor

Occupied offices (unaffected by any letting or sale)

Second Floor

Occupied offices (unaffected by any letting or sale)

Third Floor

Occupied offices (unaffected by any letting or sale)

RATING

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

Rateable Value: £17,250

Rates Payable (approx.): £8,607

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

RENT/LEASE

The fully fitted ground floor/basement premises are available to let upon a new internal repairing and insuring lease at a commencing rental of **£30,000 per annum** to include use of all fixtures (including a full stainless steel kitchen) and fittings insitu (a full inventory is available upon request).

SALE PRICE

Alternatively, offers in the region of **£550,000** will be considered for the freehold interest (Subject to Contract), subject to the terms of a lease in respect of the upper floors.

These are currently rented out by way of a protected lease expiring in July 2027 at a current rental of **£17,000 pa** - further details are available upon request.

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

In the event of a letting, the ingoing tenant to be responsible for their own fees and making an estimated contribution of £1,500 (+VAT) towards the landlord’s fees.

In the event of a sale, each party to be responsible for their own fees incurred.

VAT

We are advised that VAT is not chargeable on the rent/sale price, but reserve the right to do so, if applicable.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **C**, a copy of the Certificate and Report is available upon request.

VIEWING

By contacting the joint agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Eddisons

Tel: 01274 734101

Email: matthew.jennings@eddisons.com

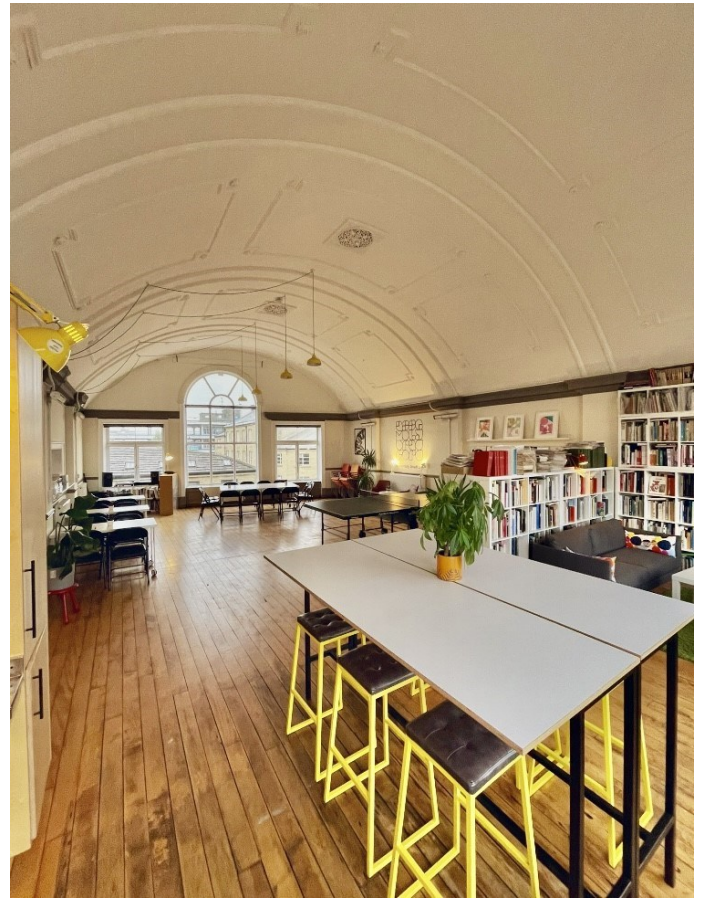
(May 2024)

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:

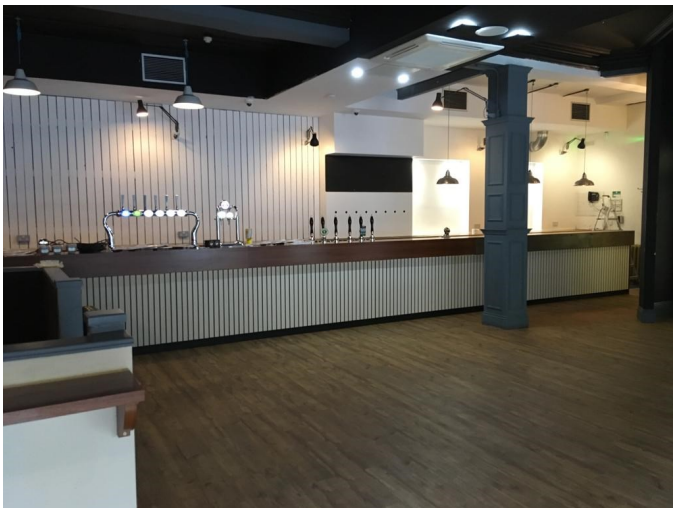
1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
3. None of the building services or service installations have been tested and are not warranted to be in working order.
4. No employee of Sharma Williamson Ltd, has any authority to make or give any representation or warranty whatever in relation to the property.
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).



2ND FLOOR GENERAL OFFICE



2ND FLOOR GENERAL OFFICE 2



BAR AREA – GROUND FLOOR (TAKEN OCTOBER 2018)



FIRST FLOOR

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