



6/8 Quebec Street
BRADFORD
BD1 2ER

- Restaurant premises for approx. 100 covers with fully fitted kitchen Ground floor of **152.8 sq m (1645 sq ft)** and 1st floor of **153.3 sq m (1645 sq ft)**.
- Improving location, immediately opposite Bradford Live (3,800 seater venue), Provident Financial / Vanquis Bank HQ, and Bradford City Park.
- Fully fitted and ready for immediate trade / occupation.
- Rent: **£27,500 pa** plus premium of **£15,000**

SITUATION

The premises are situated upon Quebec Street, just off Thornton Road (B6145) on the western periphery of Bradford City Centre. Immediately opposite is Bradford Live (3,800 seater venue) whilst in the immediate vicinity is the Provident Financial / Vanquis Bank headquarters, Jury's Inn Hotel and City Park. Also within walking distance is the City's main Learning Quarter (Bradford College and University campuses).

PROPERTY / ACCOMMODATION

The property comprises a 2 storey Grade II Listed mid through terraced building under a double pitched slated roof.

The premises have traded as a restaurant for many years and are fitted out for a continuation of this use.

The premises benefit from the following amenities:-

- Double glazed timber framed windows
- Intruder alarm with CCTV facilities
- Fire alarm system
- Dumb waiter serving both floors
- Central heating and air conditioning facilities

The premises provide the following accommodation approximate Gross Internal Areas :-

	Sq. m.	Sq. ft.
Ground Floor		
Customer reception area, store, and bar area.		
Fully fitted commercial kitchen.		
Seating for approx. 45 diners.		
Disabled WC		
Overall	152.8	1645
First Floor		
Additional restaurant area for approx. 55 diners.		
Staff room, office, additional kitchen, store, boiler room, staff and customer WCs		
Overall	153.3	1645
TOTAL AREA	306.10	3290

RATING

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

Rateable Value:	£6,300
Rates Payable (approx.):	£2,608

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

RENT / LEASE TERMS

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 commencing rental of **£27,500** together with a premium of **£15,000** for all fixtures, fittings etc.

An outline inventory is 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

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

VAT

We have been advised by our client that VAT will not be chargeable on the rent/sale price although they reserve the right to do so, if appropriate.

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 sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

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