



**Lower Ground Floor, College Mill  
Barkerend Road / Upper Park Gate  
BRADFORD  
BD1 4AU**

- Fully fitted catering unit “dark kitchen” opportunity.
- Approximate gross floor area **263.0 sq m (2830 sq ft)**
- Significant investment carried out in line with HACCP government hygiene / food prep standards.
- Guide rent: **£32,500 pax.**

### SITUATION

The premises front onto Upper Park Gate forming part of the attractive Little Germany Conservation Area.

Upper Park Gate links directly to Barkerend Road, a short distance from its main junction with Shipley / Airedale Rd (A650) which in turn provides convenient access to the citywide region.

A significant number of buildings within Little Germany have been converted to residential apartments whilst a significant number of longstanding commercial occupiers are closely including CTS, Chamber of Commerce, Schofield Sweeney solicitors etc., whilst diagonally opposite is the iconic Bradford Cathedral.

### PROPERTY/ACCOMMODATION

The accommodation is situated at lower ground floor level forming part of this substantial and imposing commercial building, the 2 upper floors of which are currently vacant.

The Grade 2 Listed building is of predominantly brick construction with attractive Ashlar stone façade. A front tarmac forecourt provides on site parking for approx. 4 vehicles.

Access to the floor is via an automated roller shutter door from Upper Park Gate.

Internally, the accommodation has been fitted out for use as a commercial “dark” kitchen and meets all current hygienic guidelines (Fit out is with HACCP government requirements in mind).

Internally, the accommodation has been partitioned to provide walk-in fridge / freezer rooms, separate meat / veg prep areas, stores, wash area, packaging with ancillary staff areas and office with solid resin steel floor, hygienic walls and ceiling, incorporating fresh air system.

Overall gross internal floor area (according to architect’s plans) **263.0 sq m (2830 sq ft)**

### RATING

The property will be assessed for rating purposes upon application.

### RENT

**£32,500 per annum exclusive Subject to**

### LEASE

The property is available to let upon a new full repairing (with service charge) and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

### 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 are advised by our clients that VAT is not chargeable upon the rent 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

Updated: September 24

