



**1 Ebenezer Street  
Bradford  
BD1 5AY**

- Contemporary food premises with ground floor of **99.6 sq m (1072 sq ft)**.
- Busy location opposite the Leisure Exchange.
- Let to Shake Bee on a 10 year lease (expiring October 2033). Passing rent: £20,000 pax (+VAT)
- Sale price: **£275,000 (+VAT)** ; Yield **7.3%**



### SITUATION

The unit is situated opposite the popular Leisure Exchange complex where operators / occupiers include Cineworld, Hollywood Bowl, Pizza Hut, Nando's and Funzy and anchored by a Holiday Inn Express.

Other occupiers nearby include QED (next door) and a Premier Inn hotel.

The historically acclaimed Little Germany Conservation Area is in the immediate locality.

### PROPERTY/ACCOMMODATION

The purpose built unit is detached in nature with striking black facing brick elevations, incorporating extensive full height window glazing with feature protruding canopy principally looking onto Ebenezer Street.

Internally, the premises are partitioned to provide a customer seating area (20-25 covers), disabled WC, washing area, fitted preparation kitchen and store.

The premises provide the following approximate gross internal floor areas:

	Sq. m.	Sq. ft.
<b>Ground Floor</b>	99.6	1,072

### RATING

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

<b>Rateable Value:</b>	£15,250
<b>Rates Payable (approx.):</b>	£7,609

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

### LEASE / TENANT SUMMARY

The premises are let to AIIA Global Ltd (with personal guarantors) trading as Shake Bee (www.shakebee.uk) for a term of 10 years, having commenced in November 2023 (expiring October 2033), at a commencing rental of £20,000 pa. The Lease, which is drawn upon tenant's full repairing and insuring terms incorporates a tenant's break clause at the 5th anniversary and corresponding rent review.

Shake Bee currently have 4 successful outlets with the others located in Manchester, Nottingham and Birmingham.

### SALE PRICE

**£275,000** is sought for the Freehold interest. A purchase at this level shows a yield of **7.3%**

### 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

VAT is to be charged on this transaction however it is anticipated that it can be dealt with as a TOGC transfer.

### 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

(Jan 25)

