

# Investment For Sale



# 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%

www.sharmawilliamson.co.uk

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# **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.
Ground Floor	99.6	1,072

#### RATING

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

Rateable Value: £15,250 Rates Payable (approx.): £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

info@sharmawilliamson.co.uk Email:

(Jan 25)





The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.



<sup>2.</sup> 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.

<sup>4.</sup> No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.

<sup>5.</sup> Unless otherwise stated all prices and rents are quoted exclusive of VAT.

<sup>6.</sup> Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).