

TO LET/MAY SELL AS A WHOLE –
BUSINESSES UNAFFECTED
GROUND FLOOR/BASEMENT
LICENSED RESTAURANT

Eddisons

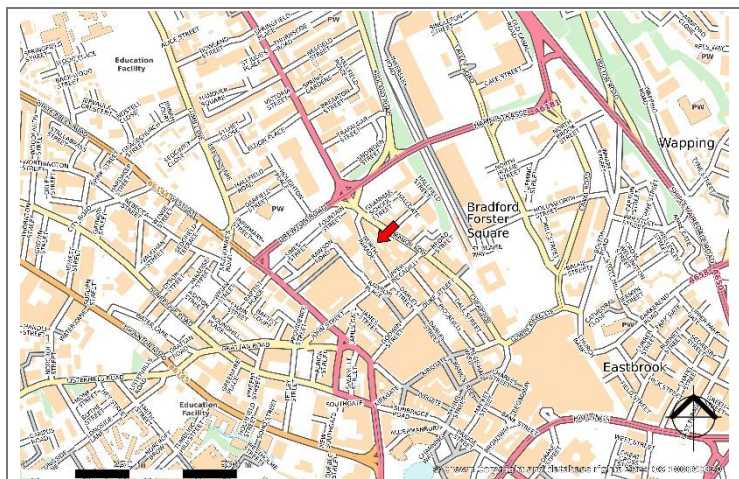


20-24 NORTH PARADE, BRADFORD, BD1 3HT

RENTAL - £30,000 PER ANNUM / PRICE FOR THE WHOLE BUILDING – OFFERS IN THE REGION OF £550,000

- Characterful and imposing Grade II Listed building.
- Re-letting/residential conversion potential of upper floors (STP) if vacated.
- Fantastic fitted out ground floor restaurant opportunity.
- Located in the heart of Bradford's Independent Quarter.

AVAILABLE SPACE
386m² (4,154sq ft)



LOCATION

The premises are well located on North Parade in the heart of Bradford city centre and in the popular Independent Quarter characterized 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.

DESCRIPTION

The property comprises the ground and lower ground of a substantial impressive Grade II Listed 5 storey stone built 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, whilst featuring great architectural merits throughout.

Separate ground floor access services the 3 upper floors which are currently rented out. The premises provide the following approximate gross internal floor areas (provided by the owner's architects and to be verified on site):-

UNIT	M ²	SQ FT
Ground Floor		
Fully fitted licensed restaurant premises	193.00	2,077
Lower Ground Floor		
WC facilities, office, fully fitted catering/preparation kitchen with walk in cold room and 2 beer stores	193.00	2,077
First Floor – LET		
Occupied offices (unaffected by any letting or sale)	193.00	2,077
Second Floor – LET		
Occupied offices (unaffected by any letting or sale)	193.00	2,077
Third Floor - LET		
Occupied offices (unaffected by any letting or sale).	90.00	968

RATEABLE VALUE

Basement Ground Floors 24 North Parade

Description / Bar and Premises

Rateable Value / £17,250

EPC

The property has an Energy Performance Asset rating of **C**. Further information is available on request.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The ground and lower ground floor are available to let on a new internal repairing lease at a rental of £30,000 per annum.

Alternatively, the freehold of the whole premises are available at offers in the region of £550,000 – subject to the current tenancies in place. The upper floors are currently rented out by way of a protected lease expiring in July 2027 at a current rental of £17,000 per annum.

LEGAL COSTS

In the event of a letting, the ingoing tenant is to be responsible to contribute £1,500 (plus VAT) for the landlords legal costs. In the event of a sale, each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the joint agents:

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SUBJECT TO CONTRACT / FILE REF / 731.4514A (182498)

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