

# TO LET/MAY SELL RETAIL/LEISURE/RESTAURANT PREMISES

Eddisons



## 34 GREAT HORTON ROAD/RANDALL WELL STREET, BRADFORD, BD7 1AL

### RENTAL/PRICE ON APPLICATION

- Large retail/leisure/restaurant premises.
- Close proximity to Alhambra Theatre and Bradford College.
- Suitable for a variety of uses – subject to planning.
- Available as a whole or on a split basis.

### AVAILABLE SPACE

358.71m<sup>2</sup> (3,861sq ft)





## LOCATION

The property is located on Great Horton Road/Randall Well Street directly opposite The Alhambra Theatre and Bradford College.

Within the vicinity is Centenary Square and the National Science and Media Museum. Adjacent is the former Odeon building – which is planned to open as Bradford Live in 2023.

## DESCRIPTION

The premises comprise a three storey stone clad building under a pitched tiled roof together with extensions.

The ground floor area is currently fitted out as a nightclub/bar. The upper floors have previously been used as storage.

The unit comprises the following approximate areas:-

UNIT	M <sup>2</sup>	SQ FT
Ground Floor	254.28	2,737
First Floor	69.31	746
Second Floor	35.12	378
<b>Total</b>	<b>358.71</b>	<b>3,861</b>

There is an external open area providing car parking.

## RATEABLE VALUE

Description / Public House and Premises  
Rateable value / £9,800

## EPC

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

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

To let on a new full repairing and insuring lease. The property is available as a whole or on a split basis.

Alternatively, our client could consider the sale of the freehold with full vacant possession.

Rental/price on application.

## LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

## VIEWING

By prior arrangement with the agents:

Eddisons  
Tel / 01274 734101  
Email / matthew.jennings@eddisons.com  
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**SUBJECT TO CONTRACT**  
FILE REF / 731.4134A

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