

BRADFORD

UNIT A1 BRADFORD LEISURE EXCHANGE, VICAR LANE, BD1 5LD

FORMER PART FITTED GROSVENOR CASINO



Location

- The property forms part of Bradford Leisure Exchange, located in the City Centre which provides a 1,000 space multi-storey car park.
- The unit is dual fronted, with the main entrance onto a piazza area adjacent to Cineworld and Hollywood Bowl with a second entrance on Vicar Lane.
- The centre is anchored by a **Cineworld, Hollywood Bowl, Nando's, Pizza Hut** and **Premier Inn**.

Rent

Rent available upon application.

Tenure

Assignment or new sub-lease on terms to be agreed.

Accommodation

The premises comprise the following approximate floor areas:

Vacant Unit

Ground Floor	1,583 sq ft	147 sq m
Lower Ground	25,416 sq ft	2,361 sq m

**Potential to extend to 42,000 sq ft*

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Vacant Unit

Rateable Value	£200,000
Rates Payable (2023/2024)	£102,400

(Interested parties are advised to make enquiries with the Local Authority)

Service Charge: The current on account service charge is £62,129.98 per annum.

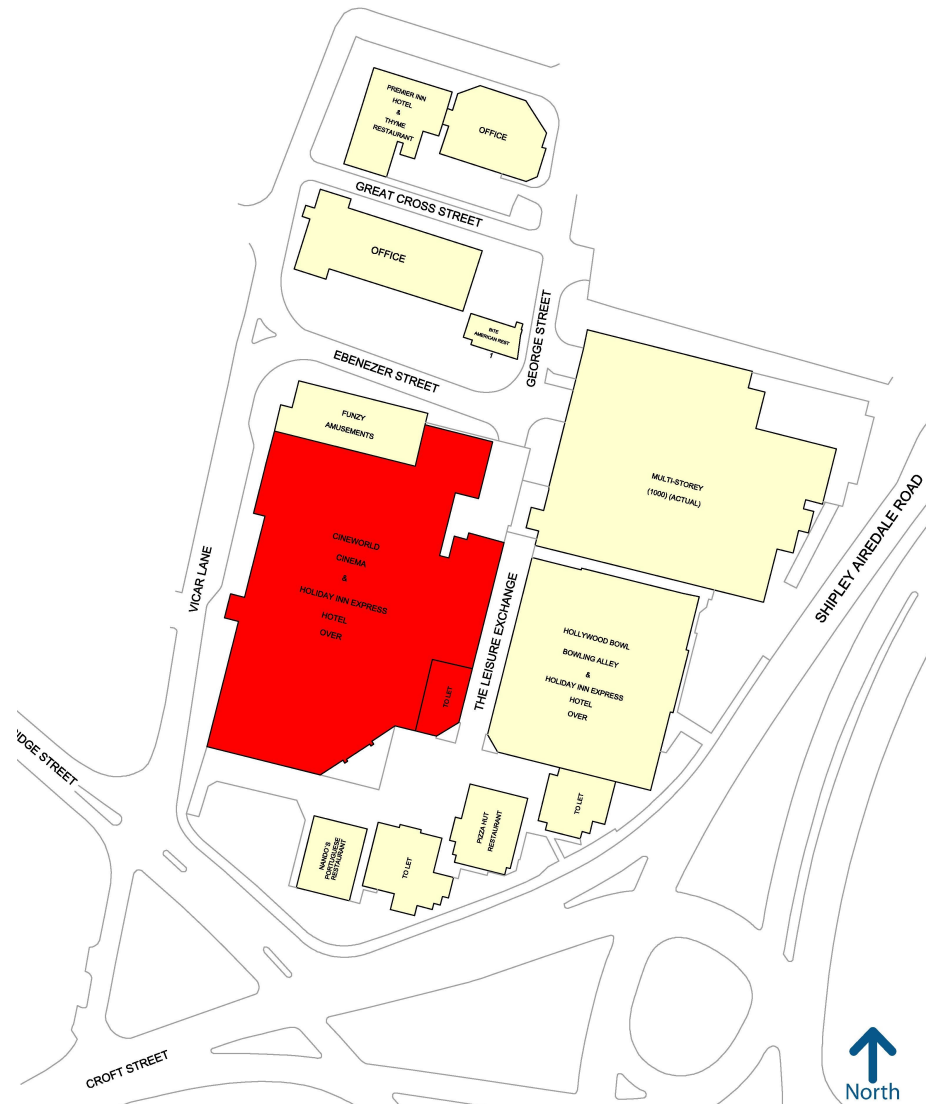
EPC: tbc

SAVILLS LEEDS

3 Wellington Place
Leeds LS1 4AP

savills.co.uk

savills



Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

AML

Savills are legally obliged to comply with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2022 and are supervised by HM Revenue and Customs. We require to identify who is selling or letting a property and who is buying or renting it. In this regard, we are now required to conduct due diligence on both our client and any counterparty. Following an offer being made or received, the prospective purchaser or occupier will need to provide proof of identity and residence, along with proof of funds for any prospect purchase before the transaction can proceed.

Viewing & Further Information

Strictly by prior arrangement only with

Adam Sanderson

adam.sanderson@savills.com

+44 (0) 7977 030 164

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

