

INVESTMENT OPPORTUNITY

PUB FOR SALE

11,356 Sq Ft (1,055 Sq M)

19 BRIDGE STREET, BRADFORD BD1 1JE



LOCATION: The property is located in Bradford City Centre, on the corner of Bridge Street and Market Street, in an area that lies between the prime retailing and leisure areas. There are various retailers in the locality including Subway, Greggs, EE and a number of independents. In addition, on the opposite side of the road is the City Hall which overlooks on to Centenary Square, City Park and Mirror Pool.

DESCRIPTION: Comprises a public house arranged on the basement, ground & first floors. Ground floor includes the pub area, a set of gents customer toilets and a glass wash area. At first floor are the ladies customer toilets, a well equipped commercial kitchen, staff room and toilets. The basement is used as the pub cellar.

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

ALL MEASUREMENTS ARE APPROXIMATE

Basement	1,884 Sq Ft (175 Sq M)
Ground Floor	5,102 Sq Ft (474 Sq M)
First Floor	4,370 Sq Ft (406 Sq M)
TOTAL AREA	11,356 Sq Ft (1,055 Sq M)

TERMS:

TENURE: The property is held **Long Leasehold** for a term **expiring 25th January 2108** at a peppercorn rent.

TENANCY: The premises are let to **Mitchells and Butlers Retail Limited (M&B)** on a **Full Repairing & Insuring Lease** for a term of **25 years** from **17th January 2002** at a rental of **£126,000 per annum exclusive** (until the end of the Lease).

PRICE: Offers in excess of £1,000,000

EPC: Available upon request.

LEGAL COSTS: Each party to bear their own legal costs.

VIEWING: Strictly by appointment through owner's Sole Agents, Christo & Co.

CONTACT: **Mert Seyhan**
020 7482 1203 / 07506 732734
mert.seyhan@christo.co.uk

SUBJECT TO CONTRACT



66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk