



**11-13 Little Horton Lane
Bradford, BD5 0AB**



TO LET

**Prominent City Centre Restaurant/Retail Unit
Of Approximately 101.06 sqm (1,088 sqft)
Plus Additional First Floor & Basement Stores
With the Benefit of A3 Planning Consent**

RENTAL: £15,000 Per Annum Exclusive

11-13 Little Horton Lane, Bradford, BD5 0AB

LOCATION

Forming part of a larger building known as the Wardley Centre, the property is situated in a prominent City Centre location fronting Little Horton Lane, close to its junction with Chester Street. The National Media Museum is situated virtually next door, with the University of Bradford and the Alhambra Theatre both close-by. Bradford Interchange Station is also close-by along with the new Broadway Shopping Centre. The immediate neighbouring properties are a mix of retail and leisure users with Glyde House Bar & Bistro directly opposite.

DESCRIPTION

Forming part of the Wardley Centre, the subject property comprises a ground floor retail/restaurant unit with additional first floor sales and basement stores. Access is available to the rear for deliveries and bin storage within the Wardley Centre. The property benefits from A3 planning consent and can therefore be utilised as retail, office and restaurant or café.

ACCOMMODATION

According to our measurements taken on site, the property benefits from the following net internal floor areas:-

Ground Floor

Retail/Sales Area 101.06 sqm (1,088 sqft)

WC's ----

First Floor

Retail/Sales 56.81 sqm (612 sqft)

Basement

Stores 98.89 sqm (1,064 sqft)

Total Approximate Net Internal Floor Area 256.76 sqm (2,764 sqft)

RATING ASSESSMENT

We understand the property to be assessed for Uniform Business Rates as follows:-

Description: Restaurant and Premises
Rateable Value: £19,500

The Uniform Business Rate for 2018/2019 is 49.3 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

LEASE

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed.

RENTAL

£15,000 per annum exclusive paid quarterly in advance.

VAT

VAT to be charged at the prevailing rate – if applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:-

C - 65

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(July 2018 – 5749A / CJM)



MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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