



**25 White Abbey Road
Bradford, BD8 8EJ**



TO LET

**High Profile 2 Storey Retail Unit With Planning Consent for A3 Purposes
To Include Restaurant, Coffee House Etc
Together with External Seating Area and Good Signage Opportunities
Ground Floor Area of Approx. 110 sq. m. (1,184 sq. ft.) with Similar First Floor Ancillary**

RENTAL: £30,000 Per Annum Plus VAT

25 White Abbey Road, Bradford, BD8 8EJ

LOCATION

The property occupies a high profile visible corner location at the junction of White Abbey Road and City Road, approximately ¼ mile north-west of Bradford City Centre. The location benefits from substantial volumes of passing traffic and, there are a number of occupiers in the immediate vicinity including Kwik-Fit, Ask (Office Equipment), Nafeez Bakeries, MI Jewellers, Sona Bazaar, Lylah's Jewellery, Kesser Jewellers, Dharkan Boutique, Dhoom and Regal Foods. Atiq Textiles and Crown Textiles are also represented nearby.

DESCRIPTION

The property forms part of the former Express House building, which is to be redeveloped and refurbished, to provide good quality retail, restaurant etc accommodation. The unit will be refurbished to a shell specification, ready to receive the tenants fitout works.

ACCOMMODATION

The unit occupies a prominent corner position. It provides a total ground floor area in the region of 110 square metres (1,184 square feet) which would include ancillary areas etc. At first floor level, there is a similar area available together with external seating areas immediately to the front of the property.

RATING ASSESSMENT

The property will require reassessment on occupation.

PLANNING CONSENT

We understand that planning consent for A3 purposes has been granted and the property is considered suitable for coffee house, restaurant, desert parlour and other similar uses. Further uses may require planning permission.

FURTHER INFORMATION

Detailed layout plans and elevations are available upon request – if required.

LEASE

The property is offered to let on a new lease for a term to be agreed incorporating regular upward only rent reviews upon effectively FRI terms.

RENT

£30,000 per annum exclusive plus VAT.

LEGAL COSTS

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

VAT

VAT will be charged at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) will be provided upon completion of the refurbishment of the unit prior to completion of the lease.

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

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Web Site: www.markbrearley.co.uk

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