

**CITY CENTRE CAFÉ/RESTAURANT/RETAIL PREMISES
THE PAVILION CAFÉ
CENTENARY SQUARE
BRADFORD**



- Situated in Centenary Square, directly opposite the mirror pool.
- 162m² (1,745 sq. ft.)
- Suitable for a variety of uses, subject to obtaining any necessary consents.

TO LET £30,000 PER ANNUM

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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THE PAVILION CAFÉ
CENTENARY SQUARE
BRADFORD**

1. LOCATION:

The premises are situated in Centenary Square, directly opposite the mirror pool, the largest urban water feature in the UK. The property is situated close to the Centenary Square retail development where occupiers include Wetherspoons and Nando's and close to City Hall, the Alhambra Theatre and the recently opened Bradford Live.

2. GENERAL DESCRIPTION:

The premises comprise a ground floor café/restaurant/retail unit with extensive display windows to the front.

The premises provide a café/restaurant/sales area with a part laminate and part non-slip vinyl covered floor, painted ceiling, spotlighting and suspended lights.

3. ACCOMMODATION:

The premises, which have a total gross internal floor area of **162.11m² (1,745 sq. ft.)**, provides the following:

Entrance Hall	9.38m ² (101 sq. ft.)
Café/Restaurant/Sales Area	146.22m ² (1,574 sq. ft.)
WC	2.23m ² (24 sq. ft.)
Disabled WC	3.53m ² (38 sq. ft.)

4. RATING:

The rating authority is the City of Bradford Metropolitan District Council. We have inspected the Government website which states the property has a Rateable Value of £25,250 (Café and Premises).

The Uniform Business Rate for 2026/27 is £0.480. There is an additional lower rate for leisure, retail and hospitality occupiers, alongside the continuation of small business rate relief for eligible occupiers. Interested parties should seek verification from the local authority to establish the actual amount payable.

5. LEASE TERMS:

The premises are offered to let for a minimum term of 3 years on a full repairing and insuring lease at a rent of £30,000 per annum exclusive of rates, utilities and other outgoings and payable quarterly in advance.

The ingoing tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

6. EPC:

The property has an Energy Rating of A (24)

7. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY**

**ANDREW WARD MRICS
TEL:- 01274 307910**

24 June 2026

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

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FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.