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Chartered Surveyors  
Commercial Property Agents

# Unit 3, 353 Great Horton Road BRADFORD BD7 3BZ



## TO LET

- Rare Food Operator Opportunity
- Situated in the Heart of the Vibrant "Great Horton" Food Mile
- Extending to **55.00 sq m (592 sq ft)**
- External Seating area
- **Rent** – Upon Application
- Dedicated Car Parking
- Unit 2 Let to **Paratha Box**
- Unit 1 Also Available To Let

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**SITUATION**

The unit occupies a prominent and busy location fronting onto Great Horton Road, one of the main arterial routes in / out of Bradford and forming part of the Bradford Outer Ring Road (A6177), with the property enjoying significant volumes of passing traffic

The immediate locality is densely populated and the University of Bradford main campus is in the locality

The area / locality has evolved in recent times and is now renowned for its vibrant food offering.

Established operators in the vicinity include Mumtaz, Ambala, Mr T's, Chaii Wala, Lahori Dhaba, Anam's – to name a few, and more recently Paratha Box.

**THE DEVELOPMENT**

The development comprises a former stone built restaurant property (trading as Romeo's) which has been sub-divided into 2 units (Units 1 and 2) and separate new build unit (Unit 3) to provide excellent opportunities for 3 separate food operators as follows:-

- **Unit 1** – To Let (contact us for separate letting details)
- **Unit 2 – LET TO PARATHA BOX!**
- **Unit 3** – To Let

Quality operators are now sought for the last 2 remaining units which provide the following approximate floor areas (provided by the landlord's architects):-

	Sq m	Sq ft
<b>Unit 3</b>		
Ground floor (in shell condition)	55.0	592
External dedicated seating / dining area.		

A secured car park is available to accommodate 10/12 cars after office working hours.

In addition, on street car parking is generally permitted along this section of Great Horton Rd and in the surrounding streets

**RATING**

We envisage that the Rateable Value would be less than £12,000 and should that be the case, the tenant should not be liable to pay Business Rates (subject to qualifying conditions).

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

**RENT  
Upon Application**

**LEASE**

The unit is available to let upon new full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

**LEGAL COSTS**

The ingoing tenant to be responsible for their own and to make a fixed contribution towards the landlord's legal fees up to a maximum of £950 (+VAT).

**VAT**

We are advised by the landlords that VAT is not chargeable on the rent however they reserve the right to do so, if appropriate.

**ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Rating for this property is **C**, a copy of the Certificate and Report is available upon request.

**VIEWING**

By contacting the sole agents:-

**Sharma Williamson**  
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