

sharma
williamson

Chartered Surveyors
Commercial Property Agents

Upper Ground Floor, College Mill
Barkerend Road / Upper Park Gate
BRADFORD
BD1 4AU



TO LET

- Superb Restaurant Opportunity Opposite Bradford Cathedral of **346.9 sq m (3734 sq ft)**
- Shell Condition, Ready for Occupier Fit Out
- Rental: **£35,000 PAX** – Subject to Lease
- Suitable for Other Uses (Light Industrial, Offices etc.)

W: www.sharmawilliamson.co.uk

E: info@sharmawilliamson.co.uk

T: 01274 759955





Chartered Surveyors
Commercial Property Agents

SITUATION

The premises front onto Upper Park Gate forming part of the attractive Little Germany Conservation Area.

Upper Park Gate links directly to Barkerend Road (a one-way system) a short distance from its main junction with Shipley / Airedale Rd (A650) which in turn provides convenient access to the citywide region.

A significant number of buildings within Little Germany have been converted to residential apartments although a significant number of longstanding commercial occupiers are closeby including CTS, Chamber of Commerce, Schofield Sweeney solicitors etc., whilst diagonally opposite is the iconic Bradford Cathedral.

PROPERTY/ACCOMMODATION

The open plan accommodation is situated at upper ground floor level, forming part of this substantial imposing commercial property.

The Grade 2 Listed building is of predominantly brick construction with attractive Ashlar stone façade.

Internally, the open plan accommodation, which is in shell condition benefits from an exposed cast iron steel framework, full height feature glazing (fronting Barkerend Road) and concrete panelled ceiling, all of which can be incorporated into a tenant's fit out / concept including use of the former loading doors.

The accommodation has an approximate gross internal floor area of **346.9 sq m (3734 sq ft)**.

PLANNING

The property benefits from a restaurant, office, general industrial and warehousing planning consent – ref: 17/07009/FUL and we are advised that this planning consent has been implemented by virtue of the creation of a commercial / dark kitchen at lower ground floor level – please see separate marketing particulars for this floor. For further information regarding the approved plans, planning permission etc, please visit the following site (using the reference number above):

<https://planning.bradford.gov.uk/online-applications/>

RATING

The premises will be assessed for rating purposes upon occupation.

RENT

£35,000 per annum exclusive Subject to Lease, Plus VAT – if appropriate.

LEASE

The property is available to let upon a new internal repairing (with service charge) and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

BRADFORD CITY CENTRE GROWTH ZONE

We believe the premises are situated within the Growth Zone and as such, the occupier of the premises may be eligible for financial assistance. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following link:

<https://www.investinbradford.com>

LEGAL COSTS

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

VAT

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

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned.

VIEWING

By contacting the sole agents:-

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Web: www.sharmawilliamson.co.uk

(November 2023)

Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
3. None of the building services or service installations have been tested and are not warranted to be in working order.
4. No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.
5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).