



**Ground Floor and Basement
199-201 Westgate
BRADFORD
BD1 3AD**

- Prominently positioned former pub premises with main road frontage.
- Well proportioned ground floor of **99.0 sq m (1065 sq ft)** and useful basement.
- Suitable for various businesses.
- Rent: **£17,500 pax**

SITUATION

The premises front onto Westgate, a busy vehicular route half a mile north west of Bradford City Centre. Westgate is a busy commuter route linking the City Centre through to the residential suburbs of Toller, Heaton, Cottingley, Aire Valley and beyond.

A variety of long-established occupiers are in the immediate vicinity including Audio Images (next door), Westgate Security Centre (opposite) and Bradford Foundation Trust. Further along Westgate is White Abbey Road, which is particularly popular with various upmarket Asian clothing and food outlets.

Ample car parking (some time restricted) is generally available in the vicinity.

PROPERTY/ACCOMMODATION

The accommodation is situated at ground floor level forming part of a stone built 2 storey former Public House property, surmounted by a recently overhauled concrete tiled roof.

The ground floor which benefits from a return frontage to Wynne Street fronts principally onto Westgate.

The property comprises the following accommodation and net internal floor areas:

	Sq. m.	Sq. ft.
Ground Floor Former bar premise	99.0	1065
Male / Female WCs	-	-
Basement Various stores	67.4	725
Upper Floors To be retained by the Landlord	-	-
TOTAL AREA	166.4	1,790

RATING

A search of the Valuation Office website reveals that the property has the following Rateable Values:

Description: **Public House and Premises**

Rateable Value (2026): **£7,500**

Please click on the link below to obtain an estimate of the annual Business Rates payable :

<https://www.gov.uk/calculate-your-business-rates>

At the time of preparing these particulars, this property (with a Rateable Value of less than £12,000) should not be liable to pay Business Rates (subject to qualifying conditions).

RENT

£17,500 per annum exclusive Subject to Lease.

LEASE

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

APPLICATION FEE

An application fee of £150 (+VAT) per applicant will be applicable to cover credit references, collating of documents to comply with Money Laundering Regulations etc.

INVEST IN BRADFORD

Bradford Council run various schemes which may offer help and support. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following link: <https://www.investinbradford.com>

LEGAL COSTS

The ingoing tenant to make a fixed contribution towards the Landlord's legal costs in the sum of £375 (+VAT).

VAT

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

ENERGY PERFORMANCE CERTIFICATE

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

VIEWING

By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

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