Sharma Williamson

TO LET



Eastbrook Hall
Chapel Street
BRADFORD
BD1 5AE

- Lower ground floor commercial unit of **235.2 sq m (2532 sq ft)** with dedicated ground floor entrance directly from Chapel Street of **27.6 sq m (297 sq ft).**
- Forming part of the iconic Eastbrook Hall development in the heart of the Little Germany Conservation Area.
- Suitable for various uses and ready for tenant's fit out.
- Rent: **£18,500 pa**

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SITUATION

The premises form part of the iconic and award winning Eastbrook Hall, in the heart of the historically acclaimed Little Germany Conservation Area.

The unit is close to the successful Broadway Shopping Centre, whilst opposite is the Leisure Exchange, a popular development comprising a multiplex cinema, bowling alley, hotel and various restaurant operators. The remainder of Eastbrook Hall has been converted to high quality apartments and 2 commercial units fronting Leeds Road.

Leeds Road (A647) is one of the main arterial routes in Bradford linking the City Centre through to the Leeds conurbation.

Parking is available via a combination of metered on street parking, as well as Pay & Display car parks closeby.

PROPERTY/ACCOMMODATION

EThe versatile open plan accommodation is situated at lower ground floor level and a dedicated access at ground floor level directly from Chapel Street, is to be created.

The accommodation generally provides a concrete floor, predominantly screeded walls and concrete panelled ceiling with basic strip lighting and ready for a tenant's fit out.

The premises provide the following approx. gross internal floor areas :

	Sq. m.	Sq. ft.
Upper Ground Floor(dedicated access from Chapel Street) To be created.	27.6	297
Lower Ground Floor Predominantly open plan accomodation in a shell condition.	235.2	2532

RATING

The property will be assessed for rating purposes upon application.

PLANNING CONSENT

The accommodation benefits from a change of use planning consent (Ref: 24/01406/FUL) enabling the accommodation to be used for uses including retail (not hot food), financial services, medical / health services, offices and light industrial.

Prospective tenants should satisfy themselves whether their intended use will require planning consent.

RENT

£18,500 per annum exclusive Subject to Lease (+VAT)

LEASE

The property is available to let upon an effective new full 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.

NVEST 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

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

VAT

We are advised that VAT is chargeable at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING

By contacting the sole agents:

Sharma Williamson
Tel: 01274 759955
Email: info@sharmawilliamson.co.uk

Updated: September 2026



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