

95 LEGRAMS LANE BRADFORD BD7 1NH

TO LET

4,151 sq ft (385.7 sq m) approx. Over three floors

Prominent Location, Integral Parking



Property Type

Detached purpose-built former private members club trading until December 2011. Potential for other licensed use OR for other ventures such as: medical centre, offices, restaurant and showrooms - subject to planning if required.

Location

Legrams Lane is one of the principal roads in and out of central Bradford and is an extremely busy route connecting Thornton Road with Lidget Green and Clayton.

The Property benefits from a frontage and prominent presence onto this busy road and is located about one mile to the south-west of the City Centre in a mixed commercial and retail area.

Description

The Premises comprise a three storey steel and concrete framed building with integral car parking. Existing businesses in the area include TB Cash & Carry, The Fieldhead Shopping Centre, Bombay Stores, as well as the nearby Bradford University who have just announced a further £70m investment at the Campus.

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Accommodation

The accommodation benefits from direct self-contained access from the frontage entrance porch.

Ground floor - divided into entrance hall and stairwell, service room, beer store and passage together with rear secondary stairwell.

First floor – is open-plan with the exception of the bar area, store room and toilets.

Second floor – is similar in layout to the first floor.

Externally there is space to park 7-8 average sized cars during the day-time and more space within the Landlord's yard is available at night-time.

Lease

Length of term negotiable but for a minimum of 3 years on full repairing and insuring terms.

Rental

Commencing rental £20,000 per year for the Whole.

The figure quoted is exclusive of business rates and other utilities. Payable three monthly in advance.

Incentives available subject to status.

Rating

The premises are currently rated as 'Public House & Premises' Rateable Value 3250 on the 2010-2014 Rating List.

This means that occupiers may be eligible for free business rates!

Legal Costs

The Landlord will be seeking a reasonable contribution from the incoming tenant towards the charges for attending to the lease preparation.

Energy Performance Certificate : An EPC is available by arrangement with the Landlord.

VAT : All rentals quoted are exclusive of Value Added Tax (not applicable in this case).

Viewing : Strictly by appointment with the Sole Agent:

Andrew Idle Associates T: 01274 743884 E: enquiries@andrewidle.co.uk

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All rents and prices quoted should be taken to be excluding any Value Added Tax (VAT) payable

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