



**CULLINGWORTH VILLAGE HALL
STATION ROAD
CULLINGWORTH, BD13 5HN**



TO LET

**Café/Catering Opportunity
Within Purpose Built Community Facility
65.50 sq. m. (705 sq. ft.)**

RENTAL – Offers in the Region of £7,000 Per Annum

CULLINGWORTH VILLAGE HALL STATION ROAD, CULLINGWORTH, BD13 5HN

LOCATION

The café will form part of the new replacement Cullingworth Village Hall, which is currently under construction.

The site in question occupies a position on the corner of Mill Street and Lodge Street, with principal access provided from the latter. Cullingworth itself is a Village situated within the rural ward of Bingley, which lies approximately 2½ miles to the north-east and close to Haworth and other villages.

Immediate surrounding users are a mix of residential and commercial and include Cullingworth Medical Centre, Ellisons Butchers and a combination of post and pre-war residential housing plus a new housing development of over 230 houses.

DESCRIPTION

The property will form part of the newly constructed Cullingworth Village Hall which comprises a purpose built facility providing accommodation across a single level extending to 485 sq. m. (5,221 sq. ft.). This facility includes a purpose built large preschool which caters for up to 80 children, plus two multifunctional halls capable of interconnection, leaving an area purposely designed for café use in the large foyer. The café has the benefit of communal ladies, gents and disabled WC and baby changing facilities with the ability to cater for 40-45 covers (10/12 tables) dependent on layout.

The café has the opportunity to cater for a wide range of events (workshops, conference, parties, weddings, christenings, funerals, fairs, auctions, dances and concerts) as well as organising its own community events in the hall.

ACCOMMODATION

According to the information available, on completion, the area designated will provide the following accommodation: -

Internal

Café/Retail Area	46.50 sq. m. (500 sq. ft.)
Kitchen – complete with serving counter/hatch	19.00 sq. m. (205 sq. ft.)
Dry Stores	---
Communal WC Facilities	---
Approx. Total Net Internal Internal Floor Area	65.50 sq. m. (705 sq. ft.)

External

The café will benefit from pedestrian access direct from Lodge Street in addition to communal off-road free parking facilities adjacent to the new building. The café will be able to place signage externally and internally.

SERVICES

On completion, it is understood the property will benefit from the provision of all main services to include gas, electric, water and mains drainage. Individual requirements of prospective tenants will be discussed in more detail.

RATING ASSESSMENT

The property will require reassessment for Uniform Business Rates on occupation.

TERMS

The facility of offered to let on a new full repairing and insuring basis of terms to be agreed.

RENTAL

Offers in the region of £7,000 per annum.

VAT

VAT will be charged at the prevailing rate – if applicable (currently not applicable).

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be provided on completion of the development.

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999
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Web Site: www.markbrearley.co.uk

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