



**Zoo Lounge
7-9 Little Horton Lane
Bradford, BD5 0AB**



FOR SALE

**Leasehold Interest, Fixtures, Fittings and Licence Etc
Fully Fitted to a High Standard, This Opportunity to Acquire a Leasehold Lounge
Including TV's, CCTV, Sound System, Ice Machine, Fridges, Glass Washer, Tables,
Chairs, Dance Floor Etc, Together with the only Adult Entertainment Venue Licence in
Bradford (Licenced 7 Nights a Week)**

PRICE: £20,000 (Plus VAT)

Zoo Lounge – 7-9 Little Horton Lane, Bradford, BD5 0AB

LOCATION

The property is situated fronting onto Little Horton Lane, in a popular and well-known location just on the southern outskirts of Bradford City Centre. It is close to the “Bradford’s West End” being near to the Alhambra, the Odeon Cinema redevelopment (by Bradford Live), the Science & Media Museum and Bradford Central Library.

The property is in a parade of similar units which include a café, newsagent, hairdresser etc. It is close to Bradford’s Ice Rink and Airebounce (Children’s Trampolining etc).

A large Local Authority car park is located nearby.

DESCRIPTION

The property comprises ground floor and basement areas of a larger building, providing well refurbished and presented accommodation. The ground floor is divided to form an entrance area, bar and lounge area, stage and private dancing booths. It is fully fitted to a high standard and of course includes all the appropriate security required.

Below this, is a large basement area, this is divided to form a corridor, male and female WC’s, 3 private dancing areas/booths, cellar and storage area with rear access into the service corridor.

ACCOMMODATION

The property has the following approximate gross internal floor areas:-

Ground Floor	99.13 sqm	(1,067 sqft)
Basement	112.32 sqm	(1,209 sqft)

LEASE

The property is held under the terms of a 7 year full repairing and insuring lease from 1 May 2018 at a current rental of £15,600 per annum. The tenant has the option to break the lease with effect from 1 November 2019 on not less than 3 months prior notice in writing.

LICENCE

The property benefits from a full on-licence and a sexual entertainment licence, which we understand are transferable. A copy of the licence is available upon request.

PROPOSAL

We are instructed by our clients to seek a premium of £20,000 for the benefit of the leasehold interest, fixtures, fittings and licence plus VAT – if appropriate, subject to contract.

LEGAL COSTS

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

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description: Nightclub and Premises
Rateable Value: £9,300

The Uniform Business Rate for 2019/2020 is 50.4 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

VAT

VAT will be charged at the prevailing rate – if applicable.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:-

D - 99

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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