



TO LET

Listed former banking hall



7 Hustlergate

BRADFORD • BD1 1PP

Listed former banking building, suitable for restaurant, retail and a variety of other uses, subject to planning consent, occupying a central position in Bradford.

Location

7 Hustlergate occupies a prominent and central corner location at the junction of Bank Street and Hustlergate, immediately adjacent to The Wool Exchange and close to the Broadway Shopping Centre.

The property occupies a pedestrian location, at the heart of the City Centre, close to Waterstones, City Vaults Public House, Lloyds Bank, Nationwide Building Society, Café Nero, Greggs, Halifax Bank, RBS and Superdrug.

The Broadway Shopping Centre nearby is anchored by a substantial Marks & Spencer store, Debenhams and includes a wide variety of national occupiers such as Boots, WH Smith, Sainsbury's Local etc. The Broadway Shopping Centre has recently seen a further redevelopment on Broadway itself, where a new cinema has recently opened for Light and, a variety of occupiers including Zizzi, Patisserie Valerie, 5 Guys and Esquires have taken up locations near to this. The Broadway Shopping Centre also includes a substantial public car park, with further car parking available nearby in the Kirkgate Shopping Centre. An extract from the Goad Plan is attached for information.

Bradford

The City of Bradford has a local authority population in the order of 530,000. It forms part of the West Yorkshire conurbation, which is the fourth largest urban area in the United Kingdom.

Bradford is situated approximately 200 miles north of London, 9 miles west of Leeds and 38 miles east of Manchester. The city benefits from its own motorway spur (M606), which provides excellent vehicular links to M62 and the larger motorway network.

Leeds Bradford Airport is approximately 8 miles to the north and direct trains run from Bradford Interchange to London.

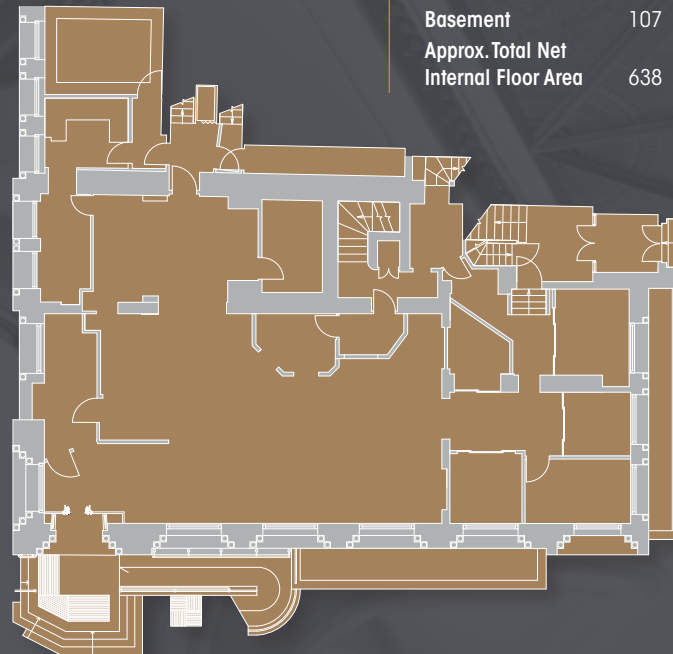
Description

7 Hustlergate comprises a substantial former banking hall, last occupied by National Westminster Bank and providing accommodation over ground, first and second floors.

The building would suit a variety of uses subject to necessary planning consents being obtained, including restaurant, retail etc.

An element of the property is occupied by the Peace Museum and a firm of solicitors however, the available approximate net internal floor areas are as follows:

	m ²	ft ²
Ground Floor	243	2,616
Mezzanine	141	1,518
First Floor	91	980
Second Floor	56	603
Basement	107	1,152
Approx. Total Net Internal Floor Area	638	6,867



PLANNING PERMISSION

The property is a substantial Listed building and, was last occupied as a banking hall presumably for A2 purposes. We believe that the property may be suitable for restaurant or retail purposes, subject to necessary consents being obtained and, would recommend that any interested party make appropriate contact with the Local Planning Authority to discuss their requirements further.

LEASE

The property is offered "To Let" on a new full repairing and insuring lease for a term to be agreed incorporating regular upward only rent reviews.

RENT

Upon Application – Plus VAT, Subject to Lease

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Rating of D -94. A copy of the Energy Performance Certificate (EPC) is available upon request.

**MARK
BREARLEY
&
COMPANY**

01274 595999

13 PARK VIEW COURT SHIPLEY BD18 3DZ

VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole letting agents:

MARK BREARLEY & COMPANY:

Contact: Mark Brearley or Chris Myers

01274 595999 enquiries@markbrearley.co.uk

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