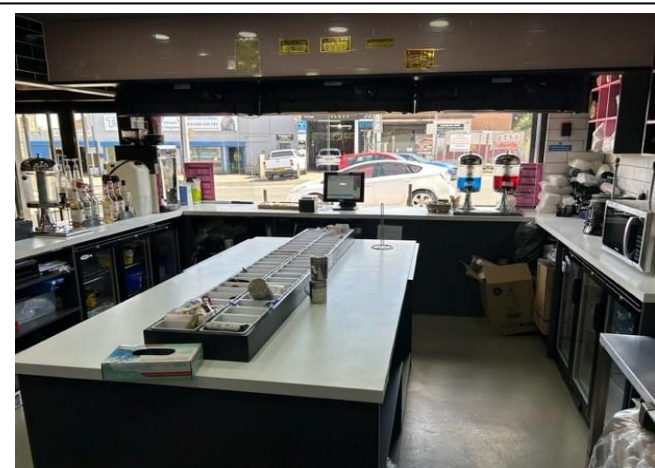




CHAI WALI
752 Little Horton Lane
Bradford, BD5 9BL



FOR SALE (Due to Relocation)

Property, Fixtures & Fittings

Excellent Roadside Freehold Unit with 35 Seats, being fully fitted, and in great condition potential for Turkish Shawarma

**The property has a good trading history and is ready to occupy immediately.
Adjoining land for parking and possible development - Subject to Planning**

PRICE – Offers in the Region of £265,000 Subject to Contract

752 Little Horton Lane, Bradford, BD5 9BL

LOCATION

The property is situated fronting onto Little Horton Lane, just over a mile from Bradford City Centre.

The surrounding area is predominantly residential in nature, and nearby occupiers include Zebs Steak House & Pizza Bar, Little Horton Car Spares, Sunflower Café, and Smokey Bros.

DESCRIPTION

The property comprises a single storey restaurant/takeaway unit, being fully fitted, and ready for immediate occupation, to include all fixtures and fittings, equipment etc.

35 Seats – suitable for Turkish Shawarma, full hot food planning etc.

ACCOMMODATION

According to our measurements taken on site, the property offers the following gross internal floor areas:-

Entrance area/Kitchen, seating etc	63.45 sqm	(683 sqft)
Ancillary/Storage	14.49 sqm	(156 sqft)
Approximate Total Net Internal Floor Area	77.95 sqm	(835 sqft)

External

Car Parking Area to front, and additional land for further car parking adjoining – which may be suitable for development, subject to planning.

SERVICES

The property benefits from the provision of mains electric, water and drainage.

Please Note: None of these services have been tested and prospective tenants are advised to satisfy themselves as to their condition and type.

OUTGOINGS

We understand the property to be assessed for Uniform Business Rates as follows:-

Description:	Shop and Premises
Rateable Value:	£8,100

The Uniform Business Rate for 2023/2024 is 51.2 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.

PRICE

Offers are invited in the region of £265,000 subject to contract, for the freehold property, fixtures and fitting, and equipment.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

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

F - 133

VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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

(August 2023 (Amended October 2023) – 7088 / MAJB)



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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