



**27-29 HALL LANE
BRADFORD
BD4 7AB**



FOR SALE / TO LET

FORMER CAFÉ PREMISES

Suitable for a Variety of Uses – Subject to Planning

61.67 sqm (664 sqft)

PRICE – Offers in the Region of £110,000

RENTAL - £8,500 Per Annum Excl.

27-29 HALL LANE BRADFORD, BD4 7AB

LOCATION

The subject property is located fronting Hall Lane close to its junction with Caledonia Street and Wakefield Road in an established commercial location.

Good main road communications are provided to both Manchester Road (A641) and Wakefield Road (A650) giving access to the Inner and Outer Ring Road and nearby Motorway Network via the M606 which is situated approximately 2-miles to the South.

Nearby occupiers include Wakefield Road Post Office, Pizza Bro & Arabian Sweets Co.

DESCRIPTION

The property comprises an end terrace formerly utilised as a café and has been partitioned internally to provide a seating area, sales/serving / kitchen, separate prep room and WC facilities.

The property may be suitable for alternative uses subject to the usual consents.

ACCOMMODATION

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

Sales / Kitchen	31.96 sqm	(344 sqft)
Seating Area	19.98 sqm	(215 sqft)
Prep Room / Store	9.72 sqm	(105 sqft)
WC	---	---
Approximate Total Net Internal Floor Area	61.67 sqm	(664 sqft)

External

On street parking is available on Hall Lane directly outside the property.

SERVICES

The property benefits from the provision of mains electric, gas, 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:	Cafe and Premises
Rateable Value:	£5,400

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 in the region of £110,000 – subject to contract.

RENTAL

£8,500 per annum exclusive – Subject to lease.

TERMS

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed. Any term in excess of 3 years will incorporate regular upward only rent reviews.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been commissioned.

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 tenant.

VIEWING

Strictly by prior appointment with the sole selling/letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(March 2024 – 6980 / CJM)



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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