

# NIGHTCLUB/BAR/RESTAURANT

## TO LET

£25,000 per annum

9-11 DUKE STREET, BRADFORD



## LOCATION

The property is located on Duke Street in Bradford City Centre. Duke Street links to Darley Street at the beginning of the pedestrianised shopping area.

## SUBSIDIARIES

Panther Investment Properties Limited | Panther (VAT) Properties Limited (VAT: 744 3237 40) | Panther Trading Limited | Panther (Dover) Limited | Panther Shop Investments (Midlands) Limited | Panther (Bromley) Limited (VAT: 788 0971 72) | Snowbest Limited (VAT: 577 4038 18) | Surrey Motors Limited | Westmead Building Company Limited | Multitrust Property Investments Limited | Northstar Property Investment Limited (VAT: 744 3239 36) | Northstar Land Limited | Eurocity Properties PLC (VAT: 788 1314 06) | Eurocity Properties (Central) Limited (VAT: 788 1314 06) | Panther AL Limited | Panther AL (VAT) Limited (971 2237 26) | CJV Properties Limited (VAT: 788 1314 06) | Melodybright Limited | TRS Developments Limited | TRS Developments (Stockton) Limited | TRS Developments (Cheadle) Limited | MRG Systems Limited

# DESCRIPTION

The premises, until recently, traded as The Gasworks live music venue and provides potential for nightclub, bar and restaurant uses subject to any necessary consents. The property has a double fronted plate glass frontage to Duke Street and toilet accommodation

## ACCOMMODATION

ACCOMODATION	METRIC	IMPERIAL
Gross Frontage	12.50m	41ft
Net Frontage	9.39m	30'10ft
Ground Floor	55.56m <sup>2</sup>	595ft <sup>2</sup>
Lower Ground Floor	355.54m <sup>2</sup>	3,827ft <sup>2</sup>

NB: All measurements shown are believed to be accurate but must be regarded as approximate only. No appliances or services tested.

## LEASE

The premises are available by way of a new effectively full repairing and insuring leased for a term of years to be agreed

## RENT

£25,000 per annum exclusive, subject to contract

## VAT

VAT is applicable on rent and other outgoings

## RATEABLE VALUE

**1<sup>st</sup> April 2011 – 31<sup>st</sup> March 2011**

Rateable value: £25,000

Rates payable: £10,825

(based on 20011/2012 standard business multiplier of 0.433)

All subject to confirmation with local authority

## LEGAL COSTS

The ingoing tenants will be required to provide an undertaking to pay the landlord's abortive legal costs in the event they withdraw from the transaction once solicitors have been instructed

Each party will be responsible for their own costs on completion

## VIEWING

By appointment through Panther Securities PLC

Contact: John Perloff

Telephone: 01707 667 300

20/01/2010

**SUBJECT TO CONTRACT**