

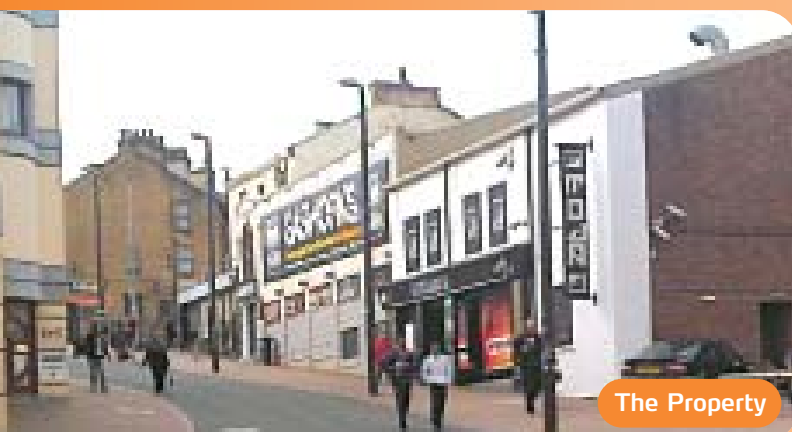
lot 19

20-32 Great Horton Road, Bradford
West Yorkshire BD7 1AL

Rent
£66,825
per annum
exclusive

Freehold Leisure Investment in
University City

- Part let to Whitbread plc until 2024
- Situated on the main student thoroughfare in close proximity to Bradford College, University of Bradford, Wetherspoons and numerous other leisure operators
- Prominent corner position in an area undergoing major regeneration
- Bradford Gallery, City Hall, The Alhambra Theatre and The National Museum of Photography, Film & Television are all situated nearby



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£66,825
per annum
exclusive

The Property



Location

Miles: 9 miles north-east of Halifax
15 miles west of Leeds
20 miles south-west of Harrogate
Roads: A6177, M606 (Junction 3), M62 (Junction 26)
Rail: Bradford (direct to Leeds in approximately 20 minutes)
Air: Leeds Bradford International Airport

Situation

The property is situated in a prime position on Great Horton Road, adjacent to the junction with Prince's Way and opposite the Alhambra Theatre. Great Horton Street is the busy principal student thoroughfare between Bradford city centre and the nearby University campus. The area to the north and east of the property forms part of the New Victoria Place regeneration project which will include the formation of a City Park, which is currently nearing completion, and the redevelopment of the former Odeon Cinema adjacent to the property. As part of this redevelopment the Jury's Hotel has recently been completed.

Additionally the area forms part of the city centre leisure circuit and is home to numerous leisure operators, including the famous Alhambra Theatre and the National Museum of Photography, Film & Television.

Description

The property comprises TWO SELF-CONTAINED PREMISES which were constructed in 1999. Unit 1 comprises a part Listed GROUND AND LOWER GROUND FLOOR FORMER NIGHTCLUB while Unit 2 comprises a GROUND FLOOR PUBLIC HOUSE/NIGHTCLUB. The property benefits from external terraces to the rear and access onto Quebec Street. As part of Unit 1 is Listed, no empty rates are currently paid by the Vendor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Unit 2	Ground	Public House/ Nightclub	473.81 sq m (5,100 sq ft)	WHITBREAD PLC (1)(2)	25 years from 05/04/1999 until 04/04/2024 on a full repairing and insuring lease	£66,825	05/04/2014 and 5 yearly
Unit 1	Ground Lower Ground Lower Ground	Bar/Nightclub Ancillary Plant Room	890.94 sq m 312.25 sq m 54.08 sq m	VACANT POSSESSION			
Totals			1,731.08 sq m (18,633 sq ft)			£66,825	

(1) For the year ending 4th March 2010, Whitbread plc reported a turnover of £1,435,000,000, pre-tax profits of £208,000,000 and a total net worth of £957,000,000. (Source: www.riskdisk.com 02/11/2010)

(2) Please note, the tenant has sub-let the property.

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