

Buzz Bingo, 38 Alice Street, Keighley, West Yorkshire BD21 3DA

Freehold Leisure Investment

Lot 45

£40,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Bingo Hall	1,165.00 sq m (12,540 sq ft)	BUZZ	5 years from	£40,000	April 2025
Basement		75.62 sq m (814 sq ft)	ENTERTAINMENT	completion of the		
First		328.04 sq m (3,531 sq ft)	LIMITED (1)	sale (2)		
Balcony		368.36 sq m (3,965 sq ft)				
Total		1,937.00 sq m (20,850 sq ft)			£40,000	

(1) Buzz Bingo is the largest retail bingo operator in the United Kingdom. With a nationwide network of 119 bingo clubs, they provide a range of leisure activities including bingo, gaming machines and food & beverages (Source: www.buzzgroupitd.co.uk 17/02/2020).
(2) The lease provides a rolling tenant option to determine after the 3rd anniversary of the term, subject to 6 months' notice.

Key Details

- Let to Buzz Entertainment Ltd (formerly Gala Bingo Ltd) on a new 5 year lease (subject to option)
- Town centre location
- Development opportunity (subject to consents)
- Approximate site area 0.393 acres (0.159 hectares)

On behalf of



Location

Miles: 11 miles north-west of Bradford
18 miles north-west of Leeds
36 miles north-east of Manchester
Roads: A629, A6035, A650
Rail: Keighley Rail
Air: Leeds Bradford International Airport

Situation

Keighley is a busy West Yorkshire town located 11 miles north-west of Bradford. The property occupies a prominent corner position in the town centre on Alice Street at its junction with Lord Street, adjacent to the A629. The Queensway Airedale Shopping Centre is located approximately 100m south of the property, with other nearby occupiers including a Sainsbury's superstore and JD Wetherspoon.

Description

The property comprises a bingo hall currently arranged to provide leisure accommodation on ground and first floors with ancillary at basement level. The property benefits from a site area of 0.393 acres (0.159 hectares).

Tenure

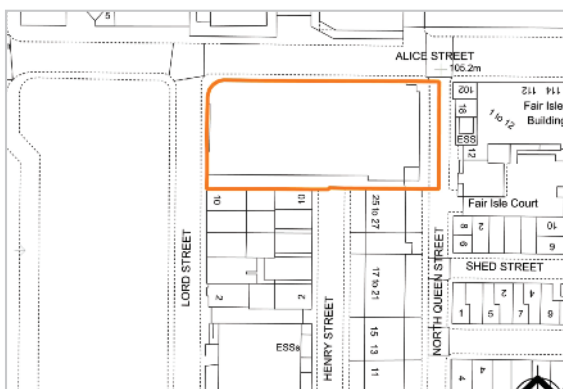
Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Available at acuitus.co.uk



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