



Printing Hall T&A Building

Hall Ings Road, Bradford, BD1 1JR

PROMINENT LEISURE/RETAIL PREMISES

13,680 sq ft
(1,270.91 sq m)

- Busy City Centre Location
- Unique Opportunity
- Suitable for a number of uses (STP)



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Summary

| | |
|-----------------------|--|
| Available Size | 13,680 sq ft |
| Rent | £110,000 per annum |
| Business Rates | The property will need reassessing for rating purposes upon occupation |
| VAT | Applicable. The property is elected for VAT |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | D (78) |

Description

The unit forms part of the iconic, Former Telegraph and Argus Building. The available space is located in the former printing hall and consists of a two storey retail/leisure premises with modern full height glazed elevations to the front and side and new dedicated entrance. The unit has been fully refurbished to include an impressive brand new entrance walkway and canopy. Parking is available locally both on street or using the Broadway Car Park adjacent to the building.

Location

The property is situated within Bradford City Centre in the heart of the commercial district and stands immediately opposite the Broadway Shopping Centre. The premises offer an occupier a very prominent and unique opportunity. Immediately surrounding are a host of hotels, gyms, restaurants, shops and offices.

Accommodation

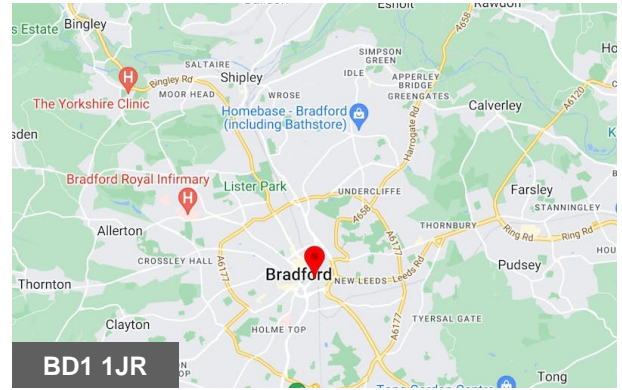
| Name | sq ft | sq m |
|-------------------|---------------|-----------------|
| Ground - Sales | 7,513 | 697.98 |
| Mezzanine - Sales | 6,167 | 572.93 |
| Total | 13,680 | 1,270.91 |

Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed. Rent is exclusive of business rates, VAT, service charge, utility costs, insurance, and all other outgoings. The quoting rent is £110,000 exclusive per annum.

Planning

The property is suitable for a number of uses subject to planning.



Viewing & Further Information



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