

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Fully Equipped Indian Restaurant
in Prominent Trading Position
800 sqft (74 sqm)



GUIDE RENT - £15,500 PER ANNUM EXCLUSIVE

- Fully fitted restaurant offering 44 covers
- No business rates to pay – subject to qualification **
- Situated in a very popular residential village
- External patio area

**9 BROWGATE, BAILDON
WEST YORKSHIRE, BD17 6BP**

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Location

Browgate is situated on the B6151 being the main arterial route linking Shipley with the very popular village of Baildon. The subject property is situated in the village centre with all village amenities being easily accessible. Baildon is a very popular residential village with a population in excess of 15,000 people. The larger centre of Shipley is approximately 2 miles away and the city of Bradford approximately 5 miles away.

Description

The subject property comprises of a two storey stone built former cottage which has been sympathetically converted to create an atmospheric Indian restaurant planned over two floors. The property is fully equipped including commercial kitchen, storage, bar area and restaurant offering 44 covers. Toilet facilities are available on both the ground and first floor levels.

Externally there is an enclosed patio area to the rear and allocated bin store.

Accommodation

Internal

Ground Floor

Restaurant/bar area
263 sqft

Toilet to include low suite, urinal and wash basin

Commercial kitchen
127 sqft

Lower ground floor

Cellar storage

First Floor

Open plan restaurant
410 sqft

Toilet facility with low suite wc and wash basin.

External

Patio area offering potential for external dining and nearby bin store.

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Restaurant & Premises
Rateable Value: £11,000
Uniform Business Rate for 2024/2025: £0.499

**Small business rate relief may be available to some occupiers. Further enquires should be directed to Bradford Council 01274 437744

Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: planning.enquiries@bradford.gov.uk

Terms

The property is available to let for a period of years to be agreed.

Guide Rent

£15,500 per annum exclusive

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

EPC

EPC commissioned

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Application Fee

An application fee of £150 will be payable by the tenant upon submission of their proposal to cover credit checks and referencing where required.

Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

Further Information

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