



# GREAT HORTON ROAD

Bradford, West Yorkshire, BD7 1AZ



TOTAL DEVELOPMENT

**2,677 sq.ft** (248 sq.m)



Situated next to the University of Bradford.



Car Park at the rear



Local population of 547,000

Occupiers include

**AFRIKANA**

**Pepe's**  
Piri Piri

**mowchi**

**SUBWAY**

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The development is in a very prominent & busy location directly opposite the main campus of Bradford University (circa 10,000 students).



The scheme is also a short walk from the city centre & in an area with a plethora of both business & residential occupiers in addition to the student captive audience.

Fronting onto Great Horton Road, the development also benefits from large volumes of passing traffic with other retailers in the vicinity including Greggs and The Real Doner Co



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## LEGAL COST

Each party is responsible for their own legal costs in connection with the granting of a lease.

## SERVICE CHARGE & INSURANCE

These units participate in a service charge scheme. The Landlord will insure the premises, the premiums to be recovered from the tenant.

## ENERGY PERFORMANCE

Further information available upon request.

## RATEABLE VALUE

2023 Ratable value: £25,000. Interested parties must satisfy themselves as to the Rateable Value, the availability of any relief & the actual rates payable by making their own enquiries to the Local Authority

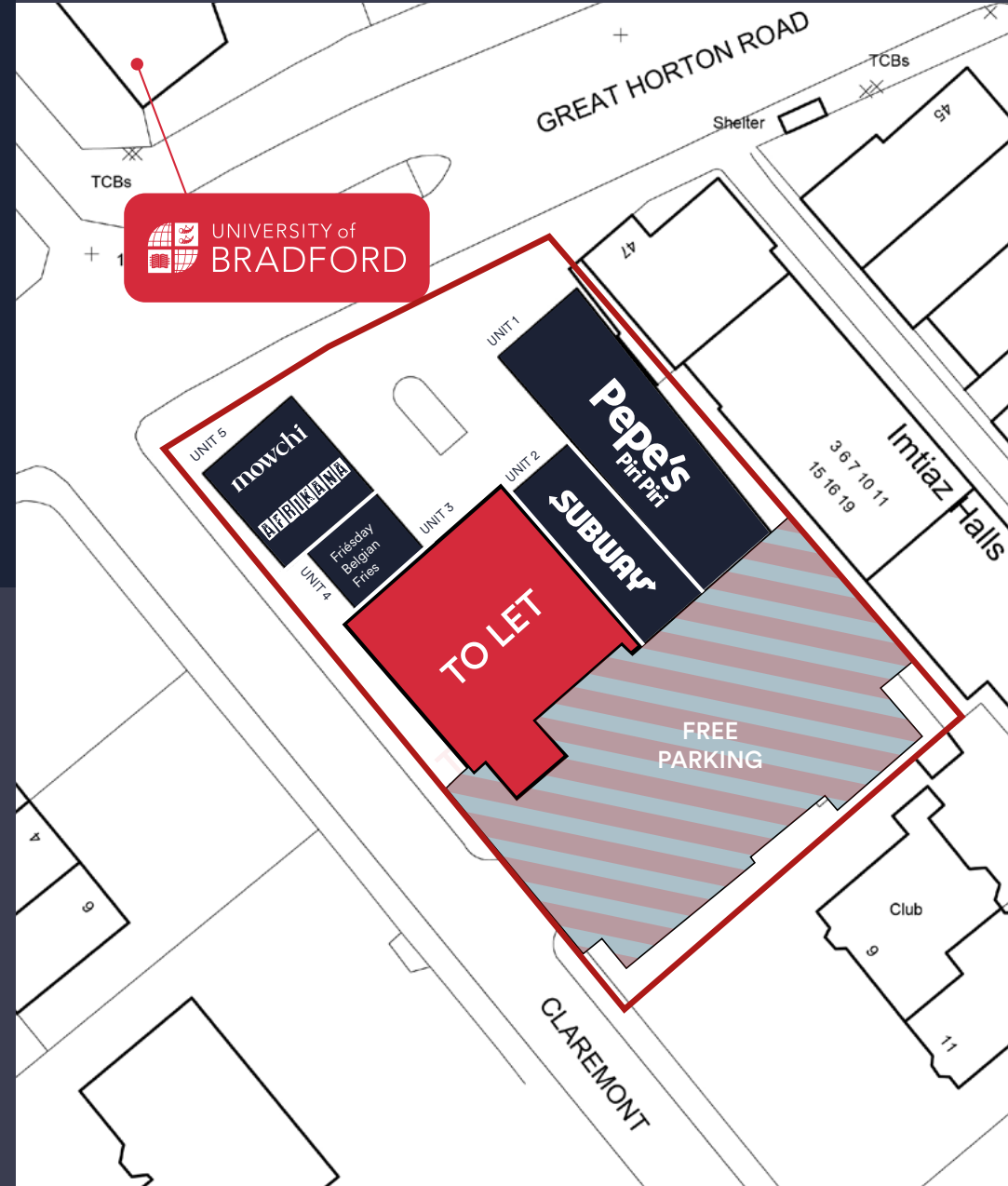
## AVAILABLE UNITS:



	sq.ft	sq.m
GROUND FLOOR	2,677	249
RENT	£40,000 p.a + VAT	
SERVICE CHARGE	£5,217.69 +VAT	

## Total number of Units

# 5



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## LOCATION

The city is situated at the foothills of the Pennines, offering stunning views of the surrounding countryside. With a population of over 500,000 residents, Bradford is a vibrant, bustling city with plenty of amenities and attractions.

The city centre offers a variety of shops, restaurants, and entertainment options, including the Broadway Shopping Centre, which is one of the largest shopping centres in the region.

For those looking for a more cultural experience, Bradford boasts a number of museums, galleries, and theaters, including the National Science and Media Museum and the Alhambra Theatre.

Bradford is also home to several green spaces, such as Lister Park and Roberts Park, which offer a welcome respite from the city's hustle and bustle. With excellent transportation links, including direct trains to London and Manchester, Bradford is an ideal location for those seeking a vibrant city lifestyle with easy access to the wider region.

## Great Horton Road BD7 1AZ



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