

lot 20

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

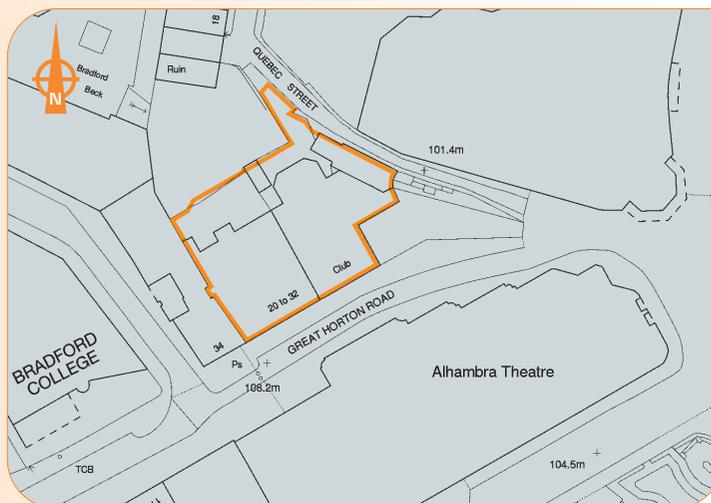
Vacant
Possession

Freehold City Centre Building with
Potential

- Substantial building in a recently regenerated area
- Situated on the main student thoroughfare in close proximity to Bradford College, University of Bradford, Wetherspoons and numerous other leisure operators

- Close to The National Media Museum, Bradford Ice Arena, The Alhambra Theatre and Bradford City Park
- Potential development opportunities (subject to consents)

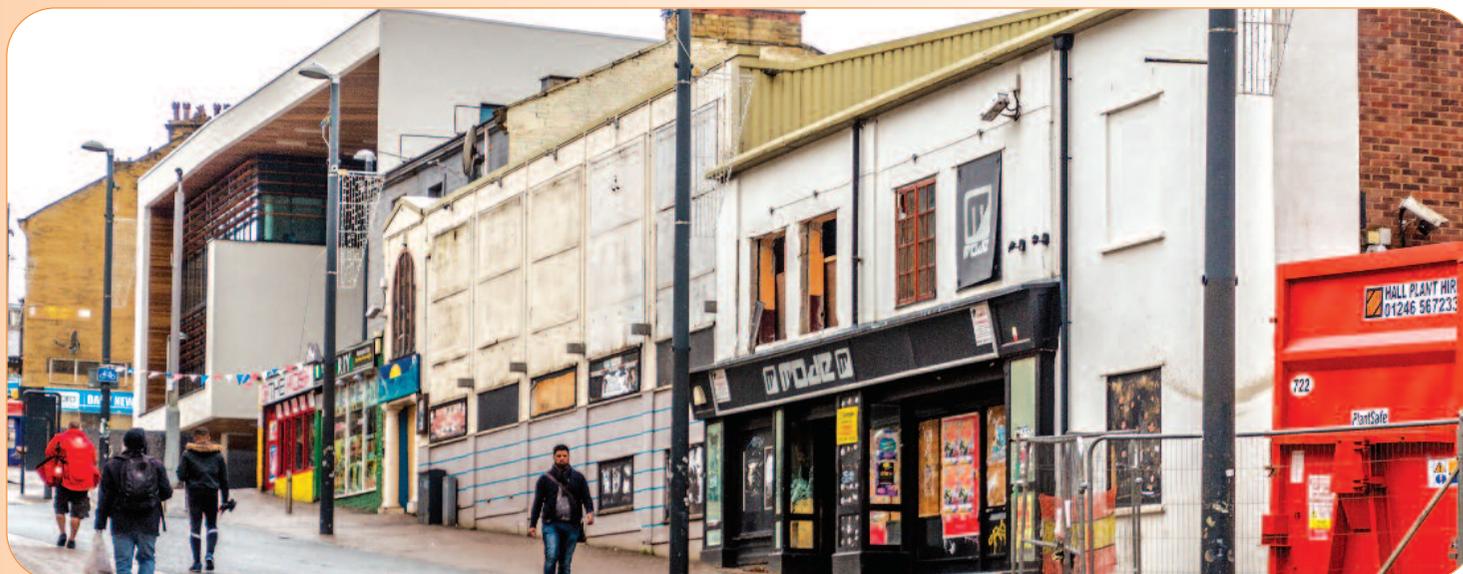




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Vacant Possession

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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 in Bradford City Centre on the northern side of Great Horton Road, close to its junction with Prince's Way. The property sits opposite the famous Alhambra Theatre and adjacent to Bradford College's new multi million pound campus. Great Horton Road is the principal student thoroughfare between Bradford City Centre and the nearby university and college campuses and the area is home to a number of bar/nightclubs including Sir Titus Salt Wetherspoons and the newly opened Bavarian style Stein Bierkeller, Tiki-O Tropical Cocktail Den, Circle Nightclub and The Brew Haus within the former Royal Windsor Baths building. The property is located just to the west of the new City Park, Bradford's multi award winning public space and forms part of the city centre leisure circuit, home to numerous operators including the Bradford Ice Arena and the National Media Museum, home to the UK's first IMAX theatre. The property is a short walk from Kirkgate Shopping Centre and Westfield's

new 570,000 sq ft Bradford Broadway retail and leisure development which provides more than 70 restaurants, cafés and shops including Debenhams, Marks & Spencer and Next.

Description

The property comprises two former bar nightclubs, Unit 1 being arranged over ground and lower ground, and Unit 2 being arranged over ground floor only. A small part of Unit 1 at the rear is Grade II listed. The property benefits from external terraces to the rear and access onto Quebec Street.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Viewings

There will be a **block viewing** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Georgina Roberts. Tel: +44 (0)20 7034 4863.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Possession
Unit 1	Ground	Bar/Nightclub	890.94 sq m	(9,590 sq ft)	VACANT POSSESSION
	Lower Ground	Ancillary	312.25 sq m	(3,361 sq ft)	
	Lower Ground	Plant Room	54.08 sq m	(582 sq ft)	
Unit 2	Ground	Bar/Nightclub	473.81 sq m	(5,100 sq ft)	VACANT POSSESSION
Totals			1,731.08 sq m	(18,633 sq ft)	

For further details please contact:

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Seller's Solicitors:

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