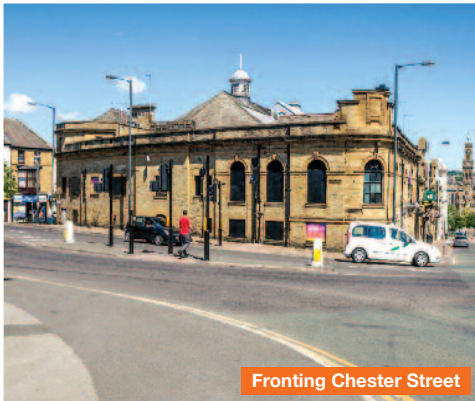


Lot 60

Vacant

Flares Reflex, Morley Street, Bradford, West Yorkshire BD7 1BW

Freehold Nightclub/Bar Opportunity with Change of Use/Redevelopment Potential



Fronting Chester Street



Rear of the property facing Great Horton Road



Key Details

- Substantial property comprising approximately 1,606.02 sq m (17,287 sq ft)
- Of interest to owner occupiers, developers and investors with change of use potential
- Potential to redevelop entire or upper parts (subject to consents)
- Occupiers in nearby Kirkgate Shopping Centre include Primark, a newly opened TJ Hughes, Sports Direct and Greggs. Other nearby occupiers include Tesco Express, Nando's, several restaurants, bars and nightclubs and the Alhambra Theatre

On behalf of Stonegate Pub Company

Location

Miles: 12 miles west of Leeds
38 miles north of Sheffield
Roads: A641, A6117, M62, M606, M621
Rail: Bradford Interchange, Bradford Forster Square
Air: Leeds Bradford Airport

Situation

The property is situated on the north side of Morley Street, close to Bradford's Centenary Square. The property is situated in a student area, just a short walk from the University of Bradford, as well as the popular Kirkgate Shopping Centre where retailers include Primark, TJ Hughes, Sports Direct and Greggs. Other nearby occupiers include Tesco Express, Nando's, several restaurants, bars and nightclubs and the Alhambra Theatre.

Description

The property comprises a large four storey building with a ground, basement and first floor nightclub with ancillary accommodation on the second floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

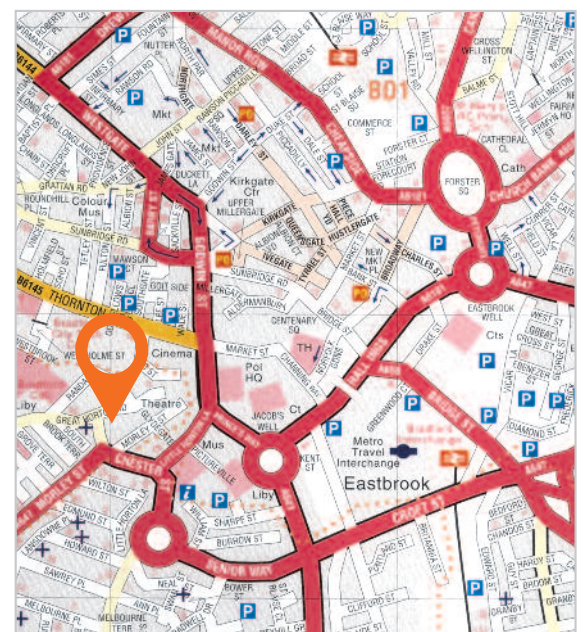
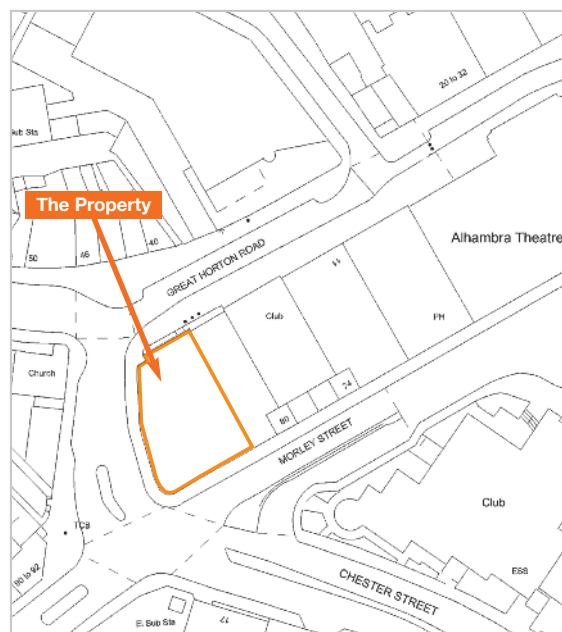
Available from the legal pack at acuitus.co.uk

Tenancy and accommodation

Floor	Use	Gross Internal Floor Areas (Approx)	
Ground	Nightclub/Ancillary	561.68 sq m	(6,046 sq ft)
Basement	Nightclub/Ancillary	541.33 sq m	(5,827 sq ft)
First	Nightclub/Ancillary	403.85 sq m	(4,347 sq ft)
Second	Ancillary	99.16 sq m	(1,067 sq ft)
Total		1,606.02 sq m	(17,287 sq ft)

VACANT (1)

(1) Please note that the property is currently occupied and trading, but is due to close imminently, and be sold with Vacant Possession on completion of the sale. Please note that the fixtures and fittings will be removed from the property prior to completion – please see Special Conditions of Sale.



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