

TO LET PROMINENTLY SITUATED



**800 HARROGATE ROAD
GREENGATES
BD10 0QS**

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Misrepresentation Act: These particulars do not form any part of any offer or contract. They are intended to give a fair description that neither Heaney Micklethwaite nor the Vendor accept responsibility for any error they may contain. All properties are offered subject to contract and availability.

PROPERTY
PARTICULARS

800 Harrogate Road, Greengates

LOCATION:

The property occupies a prominent location at the crossroads of Harrogate Road and New Line in Greengates. Harrogate Road is a major trunk road linking Bradford to the Airport and Harrogate. Nearby occupiers include Greggs, Farmfoods and Sainsburys.

ACCOMMODATION:

The accommodation with the following approximate floor areas is:-

Ground Floor Café	1,459 sq ft	135.5 sqm
Kitchen	226 sq ft	20.9 sqm
Toilets		
First Floor		
Offices/Store	1,630 sq ft	151.4 sqm
Basement	451 sq ft	41.8 sqm

LEASE TERMS:

The property is available on a new full repairing and insuring lease for a term of years to be agreed in multiples of 5 with 5 yearly upward only rent reviews.

RENT:

£45,000 per annum

RATEABLE VALUE:

£19,250

VAT:

All prices and rents quoted are exclusive of, but may be subject to VAT.

VIEWING:

Strictly by appointment through this office.

**SUBJECT TO CONTRACT AND AVAILABILITY
ALL DIMENSIONS AND AREAS ARE APPROXIMATE**

Energy performance certificate (EPC)

800 HARROGATE ROAD BRADFORD BD10 0QS	Energy rating	Valid until: 29 April 2031
	C	Certificate number: 0449-4556-5318-7987-2405

Property type **A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways**

Total floor area **239 square metres**

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Under O

Net zero CO2

