

Walker Singleton

Commercial Property Consultants



TO LET

**FORMER ROYAL'S
BINGO HALL
CROSS LANE,
BRADFORD BD7 3JT**

- SUBSTANTIAL FORMER BINGO HALL 643 SQ MTRS (6,922 SQ FT)
- SUITABLE FOR A VARIETY OF USES TO INCLUDE RESTAURANT, RETAIL WAREHOUSE & LEISURE SUBJECT TO PLANNING PERMISSION

walkersingleton.co.uk

01422 430000

location

The property is situated along Cross Lane at the junction with Ebenezer Place close to Great Horton Road on the main A6177 which forms part of Bradford Outer Ring Road. Bradford City Centre is situated approximately 1½ miles to the North-east.

description

The premises briefly comprise a substantial former Bingo Hall with reception entrance off Cross Lane which leads into an extensive hall with sloping floor descending to a staging area at the Eastern end of the property. The hall has a suspended ceiling incorporating fluorescent strip lighting and raised floor section to the West elevation where a partitioned café area with beer cellar, manager's office and relevant ladies and gents w/c's are located. We consider the potential exists for occupiers to imaginatively re-design the existing interior layout to include the possibility of a mezzanine floor or gallery area subject to all necessary consents.

Externally, there is a passageway beneath the East side of the property providing access into basement store rooms having solid floors and also a projector room above the ground floor accommodation, again accessed externally.

On-site car parking can be provided in a separate car park for use on evenings and at weekends.

accommodation

Ground Floor

Former Bingo Hall 477.97 sq mtrs (5,145 sq ft)

Reception Entrance 18.33 sq mtrs (190 sq ft)

Beer Cellar and Stores 19.73 sq mtrs (212 sq ft)

Manager's Office 13.25 sq mtrs (143 sq ft)

Mezzanine Stage Stores 12.93 sq mtrs (139 sq ft)

Basement

Stores 50.44 sq mtrs (543 sq ft)

First Floor

Stores -

Total Approximate Gross Internal Floor Area

(excluding first floor stores) 643 sq mtrs (6,922 sq ft)

services

We understand that all mains services are available to the property with an intruder alarm system fitted. We have not tested any of the services and therefore interested parties are advised to satisfy themselves as to their condition or suitability for intended use.

outgoings

The property has the following entry under the Non-domestic Rating List (2005) for the Billing Authority of Bradford:-

Rateable Value - £10,000.

The current rate payable in the pound for the year 2008/09 applicable to this Assessment is 45.8 pence.

terms

The property is available To Let by way of a new 5 year Effective Full Repairing and Insuring Lease to be excluded from the Security of Tenure Provisions contained within the Landlord & Tenant Act 1954. The Lease will incorporate an upward only Rent Review on the third anniversary of the term.

planning

We understand the property benefits from an established D2 Planning Use Consent for use as a Bingo Hall. We consider the property will be suitable for a variety of uses to include restaurant (Use Class A3), retail warehouse, large function venue, leisure use or D1 Non-residential institutions subject to appropriate planning approval.

Use Categories falling under the existing Established Planning Use Consent include cinemas, concert halls, dance halls, sports halls, swimming baths, skating rinks, casinos and gymnasiums. Confirmation of intended use should be sought from the Local Planning Authority at Bradford MDC.

rental

£20,000 per annum exclusive, payable Quarterly in advance.

vat

The rental quoted is exclusive of any VAT the landlord may choose or have a duty to impose.

legal costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs incurred in the preparation of the draft Lease and its counterpart.

viewing

For further information and viewing arrangements please contact:-

Ryan Barker

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Or,

Oliver Benson

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Ref: RGB/JM/23639/24112008

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