



57 GREAT HORTON ROAD

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57 Great Horton Road
Bradford, West Yorkshire
BD7 1AZ

Occupiers Include



BRIGGS,
WALLIS
& BENN

Pepe's
Piri Piri

DESCRIPTION

The development is in a highly prominent location on Great Horton Road, directly opposite the main campus of Bradford University (10,000 students) and a short walk from the city centre.

57 Great Horton Road offers a prominent roadside position with impressive frontage, providing exceptional visibility and exposure. This strategic location benefits from strong passing traffic and excellent accessibility, with convenient on-site parking.

AREA

1,176 sq.ft (109.2 sq.m)

RENT

£32,500 per annum + VAT

RATES PAYABLE

The previous occupier split the property & it now has two rating assessments:

Rateable Value 1: £6,500

Rateable Value 2: £12,750

Interested parties must verify the rateable values, the availability of any relief & the actual rates payable for themselves with the business rates department of the Local Authority.

SERVICES

The unit has mains electricity & gas connected.

SERVICE CHARGE

A service charge of £3,622 per annum + VAT will be levied for the maintenance of the site.

INSURANCE

£468.89 per annum + VAT

ENERGY PERFORMANCE

(B).Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

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

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.

**8,842 sq.ft**

Total development

**5**

Lettable units on site

**547,000**

Population

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What Three Words



UNIVERSITY of
BRADFORD



LOCATION

The development is in a highly prominent location on Great Horton Road, directly opposite the main campus of Bradford University (10,000 students) and a short walk from the city centre.

Bradford is the fourth largest metropolitan district in England and was UK City of Culture 2025 which brought significant investment into the region.



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