



### Tenure

Leasehold. Held for a term of 99 years from 1st September 1972 (thus having some 56 years unexpired) at an annual fixed rent of £50 per annum.

### Location

The city of Bradford, with a population of 289,000, is situated about 15 miles west of Leeds and 8 miles north of Huddersfield. Bradford benefits from excellent transport links northbound with the A658 and A650 linking to Harrogate and Skipton and the A650 and M606 motorway linking to the M62.

The property is situated on the north side of John Street at its junction with Rawson Square and Northgate within easy walking distance from Bradford Forster Square Rail Station.

Occupiers close by include Morrisons Supermarket, council offices, William Hill, BHF, Oxfam, B&M Bargains, Wilko and a variety of local traders.

### Description

The property is arranged on ground and one upper floor to provide a prominent ground floor shop with ancillary accommodation to the rear and self-contained offices above which are presently vacant. The Sellers advise the offices may lend themselves to change of use and conversion to a minimum of two flats, subject to all consents. Access to the office is via Rawson Road.

### Planning

The sellers advise the first floor may lend itself to change of use to two flats, subject to obtaining all the necessary consents to include the Freeholder's consent. All enquiries should be made to the local authority and the Freeholder in this regard.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

EPC Rating 165 Band G (Copy available on website).

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Frozen Value Ltd (1)	Gross Frontage 13.70 m (44' 11") Net Frontage 12.00 m (39' 4") Shop Depth 10.50 m (34' 5") Built Depth 14.60 m (47' 10") Ground Floor (2) 173.10 sq m (1,863 sq ft)	10 years from 11.09.2009 Rent review on 3rd & 5th years IR & I	£38,500 p.a.	Reversion 2019 Rent Review 2014 (outstanding)
First	Vacant	First Floor (3) 147.45 sq m (1,587 sq ft)			

(1) [www.fultonsfoods.co.uk](http://www.fultonsfoods.co.uk)

No. of Branches: 100+ (North, North-West)

For the year ended 31st January 2014, Frozen Value Ltd reported a turnover of £66.393m, pre-tax profits of £3.407m and a net worth of £8.810m. (Source: [riskdisk.com](http://riskdisk.com) 16.04.2015) The tenant has been in occupation since 2003.

(2) Floor area taken from the VOA website [www.voa.gov.uk](http://www.voa.gov.uk)

(3) Floor area provided by Seller.

**Total £38,500 p.a.**

## Bradford

### 31 John Street North Yorkshire BD1 3JS

- **Prominent Leasehold Shop Investment**
- Majority let to Frozen Value Ltd
- Vacant offices above totalling 147.45 sq m (1,587 sq ft)
- City centre location
- Asset management opportunity
- Rent Review 2014 (Outstanding)
- Reversion 2019
- Total Current Gross Rents Reserved  
**£38,500 pa**  
**plus vacant offices above**

