

Royal Saffron

Ref: 5469145

219 Bradford Road, Brighouse, HD6 4AS

Freehold: £395,000 + VAT

Site extending to 0.472 acres
Licensed Restaurant
High volume of passing traffic
Tenant in situ paying £28,500 PA
10 remaining on the lease
Energy Rating D

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Description

Inside the building is the Royal Saffron. Which is a 60 cover restaurant with a commercial kitchen on the ground floor, which has been recently renovated, with four bedroomed living accommodation on the upper floor. The car park can hold up to 40 vehicles and there is potential for external trading space. The business is based on a busy main road and on a plot extending to circa 0.472 acres, which will appeal to a variety of buyers.

Location

Located on the busy A641 Bradford Road, the former Thaal, now Royal Saffron, benefits from a high volume of passing traffic. The surrounding area is densely populated and the property is circa 0.9 miles away from the railway station in central Brighouse and only circa 1.7 miles from the M62 motorway.









The Opportunity

The Royal Saffron will appeal to a number of buyers as an investment purchase. This site is an attractive purchase.

Tenancy

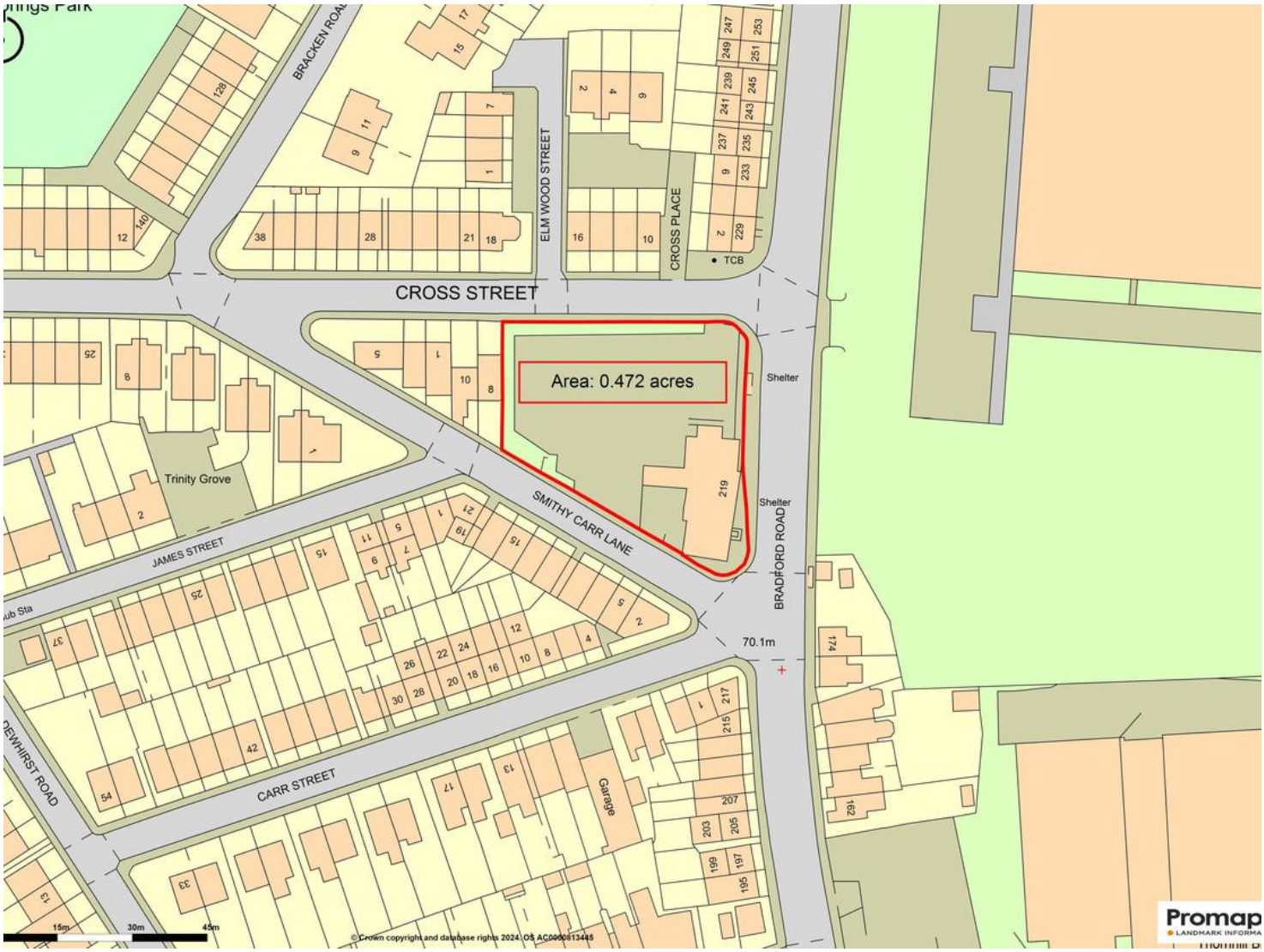
The current tenant has a 10 year lease which commenced in December 2023 at an annual rental of £28,500.

VAT

Please note that VAT is payable on the purchase price at the prevailing rate.






CROSS STREET
Area: 0.472 acres
BRACKEN ROAD
ELM WOOD STREET
CROSS PLACE
TCB
Shelter
Shelter
BRADFORD ROAD
Trinity Grove
JAMES STREET
SMITHY CARR LANE
CARR STREET
NEWHIRST ROAD
Garage
70.1m
219
15m
30m
45m
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Promap

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Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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