

Upon the instructions of



28,468 sq ft (2,460 sqm) FORMER CASINO LEISURE EXCHANGE BRADFORD, BD1 5LD



LOCATION

The property is located within the Leisure Exchange scheme, Vicar Lane, opposite Bradford Interchange station and close to the City Centre. Adjacent occupiers include Cineworld, Hollywood Bowl, Coda Fitness, Holiday Inn Express, Pizza Hut, Nando's and Frankie & Benny's.

DESCRIPTION

The property comprises a **28,468 sq ft (2,460 sq m)** purpose built leisure unit previously utilised as a casino. The main reception is situated at plaza level and the gaming area (which has an eaves height of 6.1m) on the lower level. There are 996 customer spaces in the adjacent multi storey car park.

PLANNING

The property currently benefits from a D2 planning consent. The property is potentially suitable for a variety of alternative uses, interested parties should make their own enquiries of Bradford City Council Planning Department (01274 434605).

RATEABLE VALUE

The RV with effect from April 2018 is £280,000.

TENURE

The property is held on leasehold basis for a term expiring September 2026 and is available by way of assignment or sub-letting. Full tenure details are available on request.

ALL ENQUIRIES/INSPECTIONS

The property has recently become vacant and therefore enquiries are to be made via the sole agents **AGL**.

Daniel Berrevoets

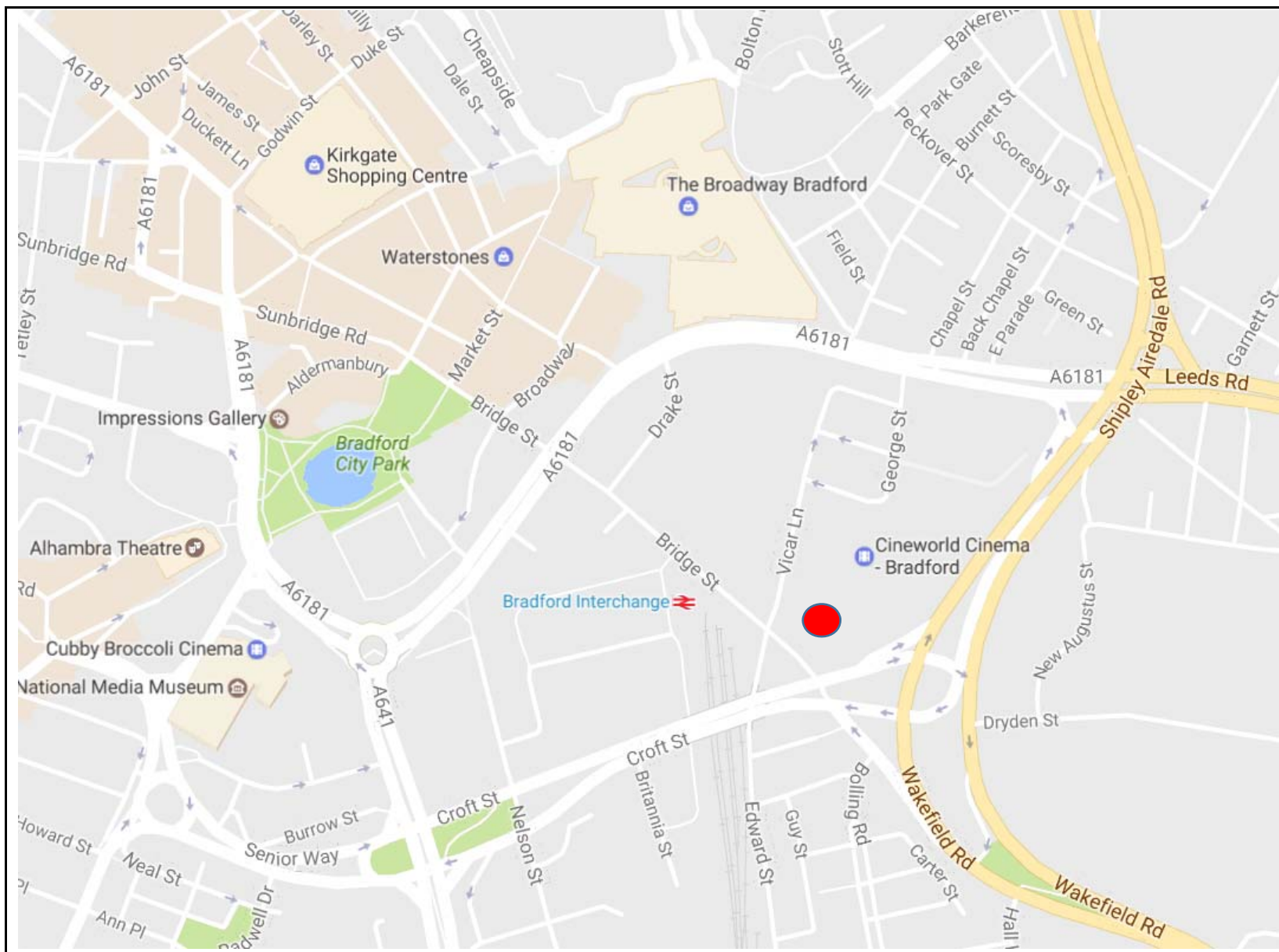
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Energy Performance Certificate

Non-Domestic Building



Gala Casino
Vicar Lane
BRADFORD
BD1 5LD

Certificate Reference Number:
9376-3082-0968-0490-3801

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 78

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	2688
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ² per year):	171.85
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

34

If newly built

101

If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software:	SBEM Online v1.4 using calculation engine SBEM v5.2.d.2
Property Reference:	368984870000
Assessor Name:	Richard Beamer
Assessor Number:	NHER007015
Accreditation Scheme:	National Energy Services
Employer/Trading Name:	Portway Property Consultants Ltd
Employer/Trading Address:	20 Kingtree Avenue, Cottingham HU16 4DS
Issue Date:	03 Jan 2017
Valid Until:	02 Jan 2027 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 9376-3082-0968-0490-3801.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by National Energy Services. You can obtain contact details of the Accreditation Scheme at www.nesltd.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. For further information about how data about the property are used, please visit www.ndepcregister.com. To opt out of having information about your building made publicly available, please visit www.ndepcregister.com/optout.

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at:

www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.