



Tong Street  
Bradford  
BD4 9LU



## LEISURE UNIT AVAILABLE D2 PLANNING CONSENT

### Location

The premises are located approximately 3 miles south east of Bradford City Centre and occupy a prominent position on Tong Street (A650) at its junction with Weaverthorpe Road. Tong Street is one of the main arterial routes through Bradford City Centre.

Nearby adjacent occupiers include Buzz Bingo, Iceland, Poundstretcher, Farm Foods, Wynsors Shoes and KFC.

### Accommodation

The premises are designed over ground floor level only, with rear servicing, incorporating the following approximate gross internal area:-

Ground Floor GIA: 1,300 sq m (14,000 sq ft)

### Tenure

The premises are available to let on a new lease for a term and rent to be agreed.

### Rates

The Premises have yet to be separately assessed for rates. Please contact local authority for more information.

### Viewing

Please contact the SMART 4 office for further information or to arrange an inspection. Stephen Smart – 07710 351 982 - [sjs@smart-4.co.uk](mailto:sjs@smart-4.co.uk)

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For further details

020 7569 9900

EPC available on request  
Subject to Contract and Exclusive of VAT  
These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 25 Foubert's Place, London, W1F 7QF.

# TONG STREET, BRADFORD, BD4 9LU

