

108 - 114 SUNBRIDGE ROAD, BRADFORD - TENANCY SCHEDULE

Location	NIA (Sq Ft)	Rateable Value	Tenant	Lease commencement	Term	Expiry	Rent (p.a.)	Comments
Ground floor (110-112)	2778	£10,250	Sleep Affairs Limited	11/03/2026	3 years	10/03/2029	£ 12,000	Rising to £13,500pa on 11/02/2027
Ground floor & Basement (108)	3435	£8,400	Vacant					ERV £10,000
Basement (114)	857	£2,950	Vacant					To be let with 108 Sunbridge Rd
1st floor	4536	£12,250	Mata Leao Brazilian Jujitsu Limited	05/07/2023	5 years	04/07/2028	£ 10,000	30 Barry Street (separate access)
2nd floor	3855	£5,900	The Church of Pentecost UK	01/06/2021	5 years	31/05/2026	£ 6,500	
3rd floor	4827	£6,500	Emily Amber McCormack	01/08/2025	3 years	31/07/2028	£ 7,000	
4th floor	4698	£6,300	Tasif Khan Community Boxing Academy Limited	17/01/2022	5 years	16/01/2027	£ 5,800	
5th floor	2463	£4,000	Callum Mullen	01/02/2026	3 years	31/01/2029	£ 4,000	
						Total income	£ 45,300	
Total approx floor area	27449						£ 10,000	Once Grd floor No.108 let
							£ 1,500	Increase from stepped rent on 110-112
						Potential income	£ 56,800	