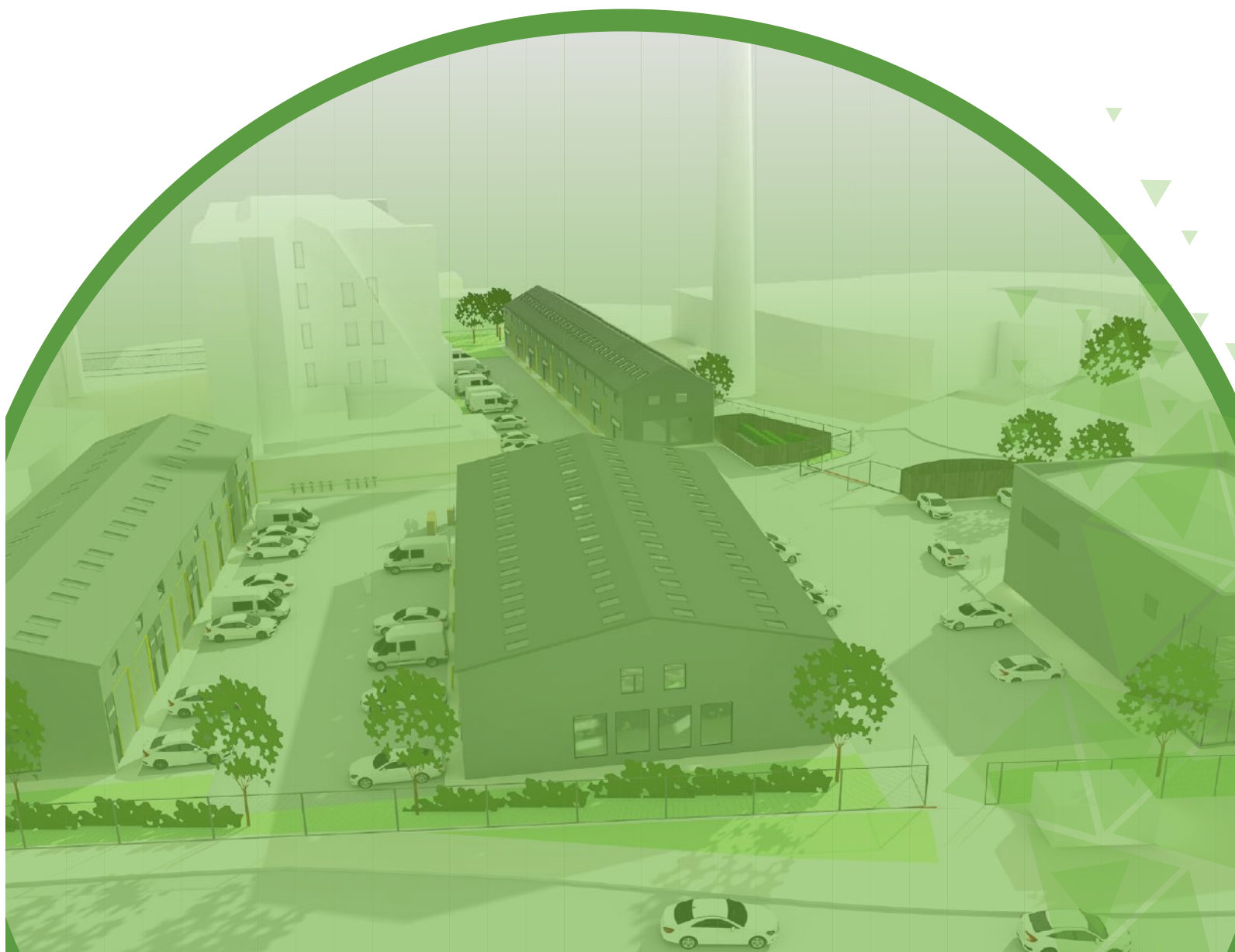




FRAZ DEVELOPMENTS
CREATING JOBS IN THE CITY

92 EATS





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CREATING JOBS IN THE CITY

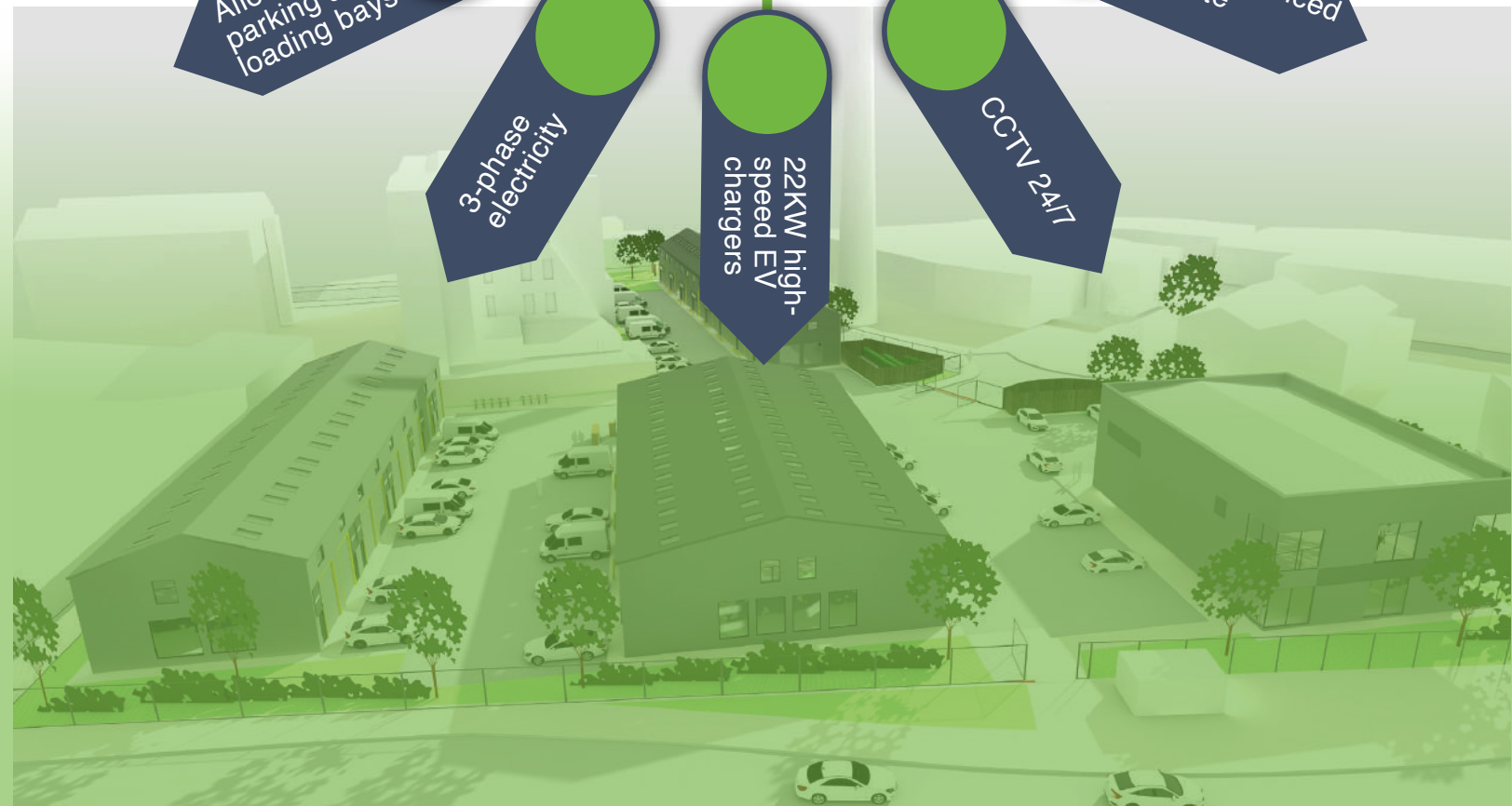


About **92 EATS**

Eats 92 is a cutting-edge dark kitchen hub, offering premium, modern kitchen spaces for rent. Perfect for ambitious food entrepreneurs, it's your fast-track into the industry with minimal upfront costs, low overheads, and zero hassle. Focused on delivery and collection-only models, Eats 92 helps you launch, grow, and thrive in today's booming food market.



FACILITIES





- **Lower Overheads**

No need to invest in a full restaurant setup—save on staff, furnishings, and front-of-house costs.

- **Faster Time to Market**

Get your food business up and running quickly with a ready-to-use, fully equipped kitchen.

- **Minimal Upfront Investment**

Avoid large capital expenses—ideal for startups or testing new concepts.

- **Delivery & Collection Focused**

Designed for the growing demand in online food delivery and takeaway, maximizing reach with minimal space.

- **Prime Locations Without High Rent**

Access to high-demand delivery zones without the premium cost of retail space.

- **Flexible Lease Terms**

Rent kitchen space on terms that suit your business—scale up or down as needed.

- **Professional, Compliant Facilities**

Kitchens meet health and safety standards, saving time on setup and licensing.

- **Data-Driven Model**

Many dark kitchens integrate with delivery platforms, offering insights into performance and customer trends.

- **Free phone app**

92 Eats offer a free application to save on commission fees by other large food delivery providers



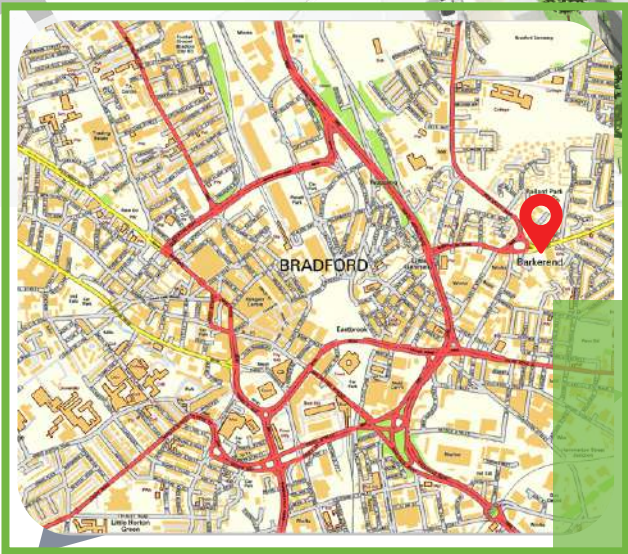
Location

The application site is located on the Barkerend Road of inner city Bradford which lies within half a mile of Bradford City Centre.

To the front of the site Barkerend Road forms an excellent main route into the city centre and neighbouring towns/cities.

The site is currently served by access road directly off the existing roundabout at Barkerend Road and Pit Lane. Pit Lane was specifically constructed to serve the development.

Over half a million people live within 3 miles from the site.

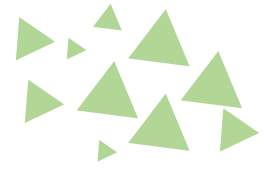


Distances:

- Undercliffe 1 mile
- Bradford Moor 2.5 miles
- Odsal 2.5 miles
- Wibsey 2.8 miles
- Great Horton 2.5 miles
- Tyersal 1.4 miles
- Toller 2.5 miles
- Heaton 3 miles
- City Centre 0.5 mile
- Bolton 2 miles
- Ecclehill 1.5 miles
- Idle 3 miles
- Little Horton 2 miles
- East Bowling 1.4 miles
- Barkerend 0 mile
- Bradford University 0.4 mile
- Lidget Green 2 miles
- Holme Top 1.7 miles
- Laisterdyke 1.3 miles
- Thornbury 1.5 miles
- Ravenscliffe 2.3 miles
- Manningham 1.9 miles
- West Bowling 2.1 miles
- Holme Wood 2.1 miles

Accommodation

UNIT	Ground Floor	Price
15a	Large	POA
15b	Extra Large	POA
15c	Large	POA
16a	Extra Large	POA
16b	Large	POA
16c	Large	POA
17a	Extra Large	POA
17b	Large	POA
17c	Large	POA
18a	Extra Large	POA
18b	Large	POA
18c	Large	POA



Rating Assessments

The individual units will require reassessment upon occupation for rating purposes. The uniform business rate for 2025/2026 is 49.9p in the £. Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the local rating authority as to the current rates liability.

Lease Terms

To be agreed on the basis of a new lease for a minimum period of 12 months (or longer), on a full repairing and insuring basis (by way of a service charge recovery). The lease will be contracted out of the Security of Tenure Provisions of the Landlord and Tenant Act 1954 Pt 2.

Rental

Price on application.

VAT

VAT maybe applicable.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Anti-money Laundering

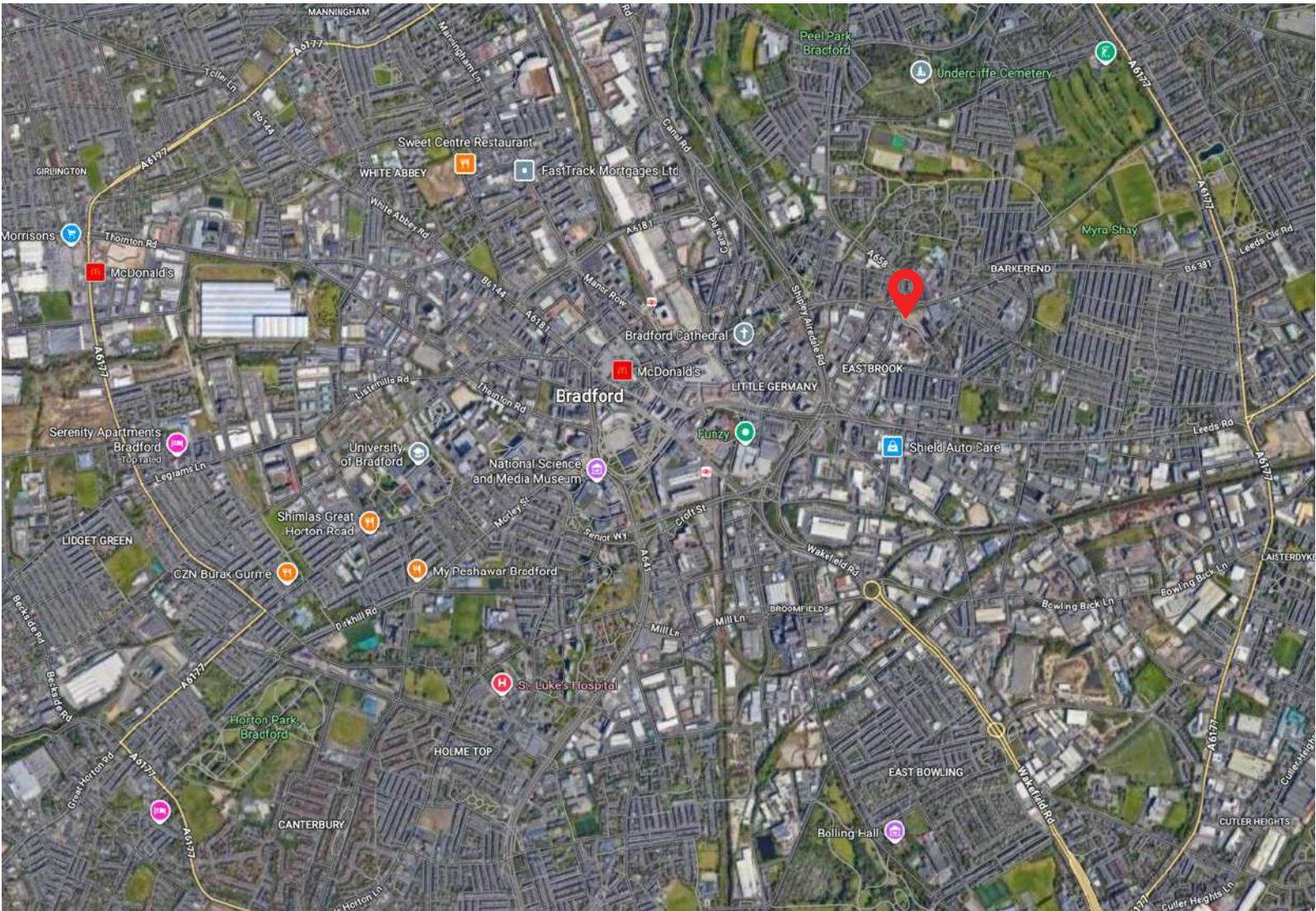
In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful tenant.

Viewing

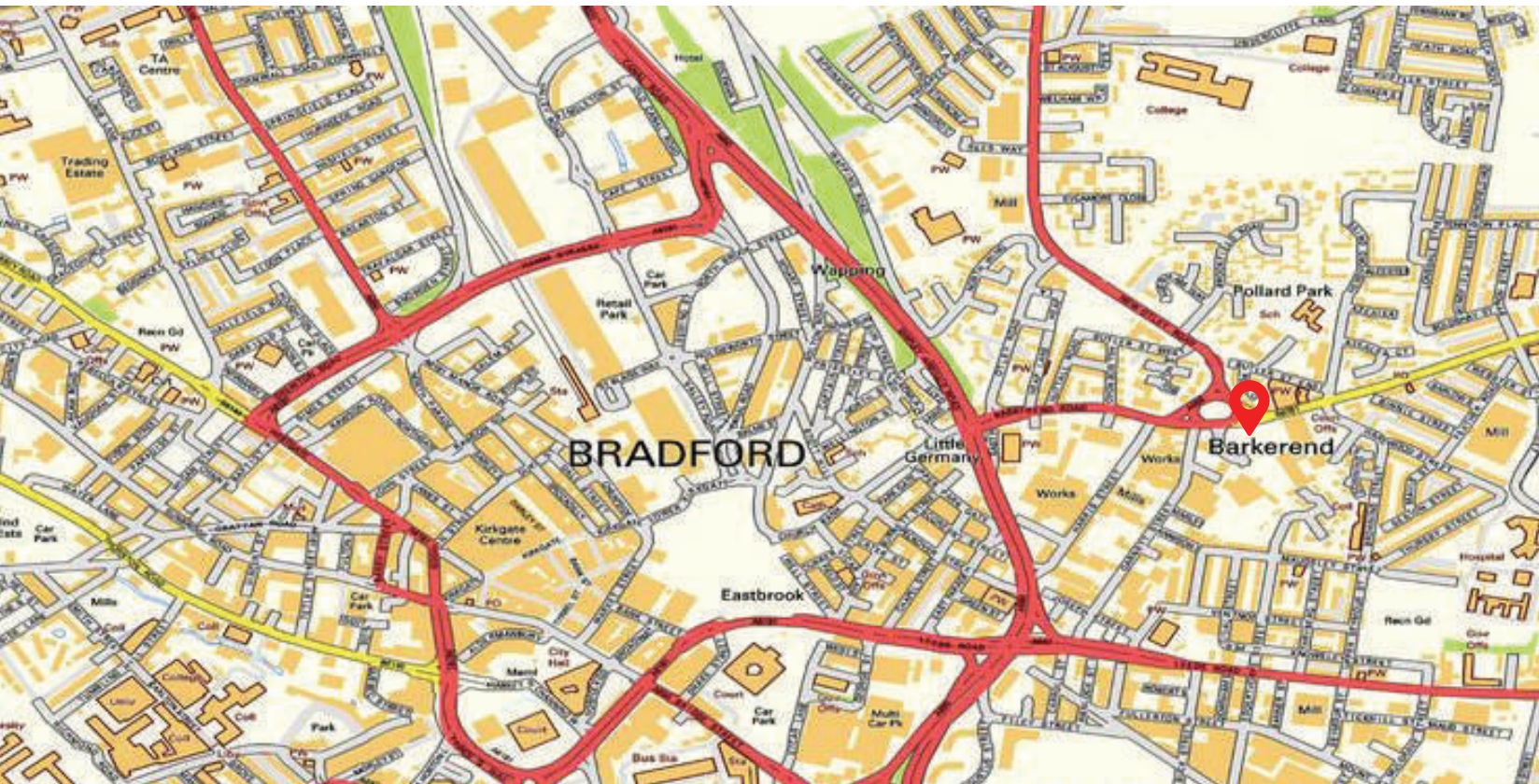
Strictly by prior appointment



AERIAL VIEW



AERIAL VIEW



PROPERTY PHOTOS

