

sharma
williamson

Chartered Surveyors
Commercial Property Agents

Upper Floors, St George's Building 3 Westgate BRADFORD BD1 2QL



FOR SALE

- Former Gymnasium (Fitted Out) with Attractive Dedicated Street Level Entrance off Westgate
- 4 Upper Floors with Approx. Floor Area of **348.0 sq m (3,745 sq ft)** per floor Totalling **1,392.0 sq m (14,980 sq ft)** Plus Useful Basement May Be Available (If Required)
- Positive Pre-App Planning Advice for Conversion to 24 Residential Units
- Was £495,000, **NOW £395,000**

Suite 1, 1st Floor, Piccadilly Corner, 2/4 Piccadilly, Bradford, BD1 3L0057
T: 01274 759955 F: 01274 736794 E: info@sharmawilliamson.co.uk
W: www.sharmawilliamson.co.uk

Office also at 1st Floor, 8 Henry Street, Keighley, BD21 3DR





Chartered Surveyors
Commercial Property Agents

SITUATION

The premises occupy a prominent location within Bradford City Centre on Westgate, close to the busy pedestrianised junction of Kirkgate and Ivegate, part of Bradford's main retail core. Immediately opposite is one of the main entrances to the Bradford Kirkgate Centre, whilst Kirkgate acts as a direct link to the popular Broadway Shopping Centre.

PROPERTY/ACCOMMODATION

The accommodation is available over 4 upper floors and basement level, served by its own dedicated attractive entrance directly from Westgate and central staircase leading to :-

	Sq m	Sq ft
<u>First floor</u> Reception area, offices, WCs and store	348.0	3,745
<u>Second floor</u> Changing room area, WCs, sauna/steam room and shower area	348.0	3,745
<u>Third floor</u> Studio, gymnasium and WCs	348.0	3,745
<u>Fourth floor</u> Gymnasium	348.0	3,745
Total Approx Gross Internal Floor Area (Provided by Client and Architects)	1392.0	14,980

NB The basement, which is a similar size, may also be available if required – further details upon request.

PLANNING INFORMATION

The owners have sought planning advice on the basis of the upper floors being converted to 24 residential units and in principle, positive feedback has been received from the local Planning Authority.

The scheme provides for the following:-

- Per floor – 3 x 1 bed studio; 3 x 1 bed apartments ranging from 27 sq m to 52 sq m, totalling 24 residential units across 4 floors.

A copy of the plans and Pre-App feedback can be obtained by contacting our office.

RATING

A search of the Valuation Office website reveals that the property has the following Rateable Values:-

Rateable Value:	£48,500
Rates Payable (approx):	£22,600

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

SALE PRICE

Offers in the region of £395,000 are now sought for the basement and upper floors (Reduced from £495,000) – Subject to Contract.

Consideration may be given to a disposal of the ground floor retail units (which are Let) – further details upon request.

BRADFORD CITY CENTRE GROWTH ZONE

We believe the premises are situated within the Growth Zone and as such, the occupier of the premises may be eligible for financial assistance with matters such as business rates, property improvements, recruitment etc. For further information please contact Invest in Bradford on 01274 437727 or go to www.investinbradford.com

LEGAL COSTS

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

VAT

Our client advises that VAT is not chargeable upon the sale price, although they reserve the right to do so, if appropriate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING

By contacting the sole agents:-

Sharma Williamson

Tel: (01274) 759955

Email: info@sharmawilliamson.co.uk

Web: www.sharmawilliamson.co.uk

(December 2018)

Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
3. None of the building services or service installations have been tested and are not warranted to be in working order.
4. No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.
5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).