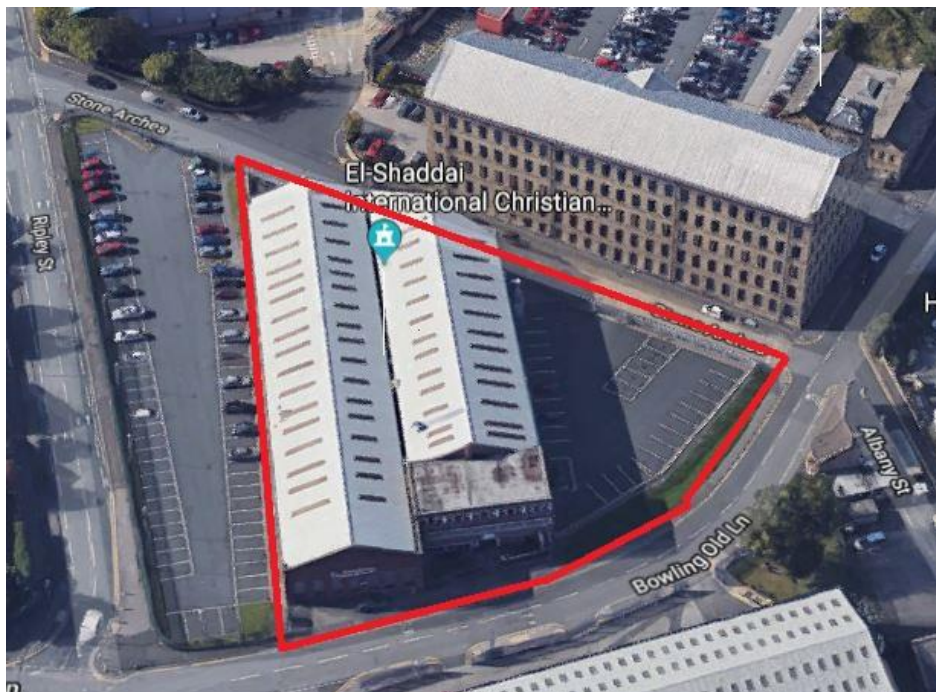


sharma
williamson

Chartered Surveyors
Commercial Property Agents

Restoration House, Bowling Old Lane, BRADFORD BD5 7JR



Boundaries are for Indicative Purposes Only

FOR SALE/MAY LET

- Rare Freehold Opportunity Extending to Approximately **2788.6 sq m (30,005 sq ft)**
- Last Used as a Place of Worship (D1 Use)
- Suitable for Other Uses Particularly Industrial/Warehousing – (subject to Planning Permission)
- Superb Location Adjacent to Manchester Road – A641, Bradford Outer Ring Road and Motorway Networks
- Sale Price - **£1.5m**; Rent - **£150,000 PAX**

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T: 01274 759955 F: 01274 736794 E: info@sharmawilliamson.co.uk
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Office also at 1st Floor, 8 Henry Street, Keighley, BD21 3DR





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SITUATION

The premises occupy a prominent position fronting Bowling Old Lane and Ripley Street, each providing direct access to Manchester Road (A641) one of the major arterial routes in/out of Bradford. This in turn leads to Bradford City Centre (approximately 1 mile to the north) and Bradford Outer Ring Road (A6177) and motorway networks approximately 4 miles to the south.

The immediate locality is popular with industrial/warehouse occupiers including a Royal Mail distribution unit, Clariant/Rialco and Mailway Packaging.

Immediately opposite is a recent housing development adjacent to which is the popular Dixon City Academy.

PROPERTY/ACCOMMODATION

The premises comprise a sizeable detached former works building, clad in brick elevations and surmounted by a modern profile sheeted roof.

The premises were last occupied as a Place of Worship with partitioned classrooms and is fitted out for a continuation of such a use. Alternatively, the premises may lend themselves to alternative uses (subject to planning permission) to include warehousing, distribution, industrial, educational, training, gymnasium etc.

The premises provide the following approximate gross internal floor areas.

	Sq m	Sq ft
<u>Main Building</u>		
Ground Floor	2,298.4	24,731
<u>Adjoining 3-Storey office building</u>		
Ground Floor	163.4	1758
First Floor	163.4	1758
Second Floor	163.4	1758
Total approximate Gross Internal Floor Area	2,788.6	30,005

Outside

On site secure car parking for approx. 28 cars

RATING

A search of the Valuation Office website did not reveal the current Rateable Value given its last use as a Place of Worship.

Parties are advised to make their own investigations into the potential rates liability of their intended use.

SALE PRICE

Offers in the region of **£1.5m** for the freehold interest – subject to contract.

LEASE/RENT

Alternatively, the property is available To Let upon a new full repairing and insuring lease for a term to be agreed at an asking rental of **£150,000** per annum exclusive – Subject to Lease.

LEGAL COSTS

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

VAT

Our Clients advise that they do not intend to change VAT on the sale price/rent, however reserve the right to do so – if appropriate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has not been commissioned in view of the last use as a Place of Worship.

VIEWING

By contacting the joint selling agents:-

Sharma Williamson

Tel: (01274) 759955
Email: info@sharmawilliamson.co.uk
Web: www.sharmawilliamson.co.uk

Eddisons

Tel: 01274 734101
Email: john.padgett@eddisons.com
Web: www.eddisons.com

(August 2019)

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