

sharma  
williamson

Chartered Surveyors  
Commercial Property Agents  
\*PRELIMINARY DETAILS\*

# 3-5 Eldon Terrace BRADFORD BD1 3AN



## FOR SALE

- Attractive Office Building of Stone Construction Extending to **865.4 sq m (9315 sq ft)**.
- Suitable for Alternative Uses (Subject to Planning)
- Dedicated Car Parking
- **Best & Final Offers by Mid-Day on 1<sup>st</sup> March 2024**

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**SITUATION**

The premises are situated upon Eldon Terrace, a cul de sac located directly off Manningham Lane (A650) approx. 0.5 miles northwest of Bradford City Centre. Manningham Lane is a busy vehicular route linking Bradford to Shipley (and beyond).

Various amenities are closeby including Manningham Lane Retail Park (directly opposite) and a wide variety of established business concerns upon Manningham Lane.

**PROPERTY/ACCOMMODATION**

The properties comprise 2 former semi-detached properties which have subsequently been amalgamated, with a side extension added to provide office accommodation.

The property, which is Grade II Listed is of 2 storey stone construction surmounted by a pitched slated roof incorporating Velux sky lights. The side extension (which benefits from its own access) has stone elevations and is of flat roof construction.

The accommodation provides a mixture of office and storage space and provides the following approximate net internal floor areas (provided by vendors):-

	Sq m	Sq ft
Basement	208.7	2,246
Ground floor	197.6	2,127
First floor	158.0	1,701
Second floor	179.8	1,935
Extension	121.3	1,306
<b>Total approx. net internal floor area:</b>	<b>865.4</b>	<b>9,315</b>

Externally, dedicated parking for is provided.

**RATING**

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

Rateable Value:	£26,250
Rates Payable (approx.):	£13,098

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

**OFFERS**

**Best offers** are required by **Mid-day on Friday 1<sup>st</sup> March 2024**. Further details will be provided to all interested parties closer to the time. Please note VAT is chargeable. Subject to Contract.

**LEGAL COSTS**

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

**VAT**

We are advised that Vat will be charged on this transaction at the standard rate.

**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](mailto:info@sharmawilliamson.co.uk)  
**Web:** [www.sharmawilliamson.co.uk](http://www.sharmawilliamson.co.uk)

(February 2024)



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