

sharma  
williamson

Chartered Surveyors  
Commercial Property Agents

Bolton House  
18 Bolton Road  
BRADFORD  
BD1 4DA



## TO LET / MAY SELL

- Superb High Quality Commercial Accommodation Suitable for Various Uses (Offices, Retail, Hospitality etc.)
- Extending to **178.4 sq m (1921sq ft)** with Forecourt Car Parking
- Rent: **£25,000 per annum exclusive**
- Sale Price: **Offers in Excess of £300,000**

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**SITUATION**

The property occupies a prominent location upon Bolton Road within Bradford City Centre, being adjacent to the Broadway Shopping Centre. Closeby are various high quality office buildings (Scorex House, St Peter's House etc.), numerous apartment schemes and Napoleons Casino.

Time restricted car parking is available upon Bolton Road.

**PROPERTY/ACCOMMODATION**

The property comprises a Grade II Listed 2 storey extended detached former Public House building which has been extensively yet sympathetically renovated to provide modern office accommodation.

The premises provide the following approximate net internal floor areas.

	Sq m	Sq ft
<u>Ground floor</u>		
<ul style="list-style-type: none"> <li>Impressive reception area with 2 adjoining offices</li> <li>Directors office</li> <li>Staff kitchen</li> <li>Side meeting / function room</li> <li>Male/female WCs</li> </ul>		
<b>Overall</b>	<b>104.3</b>	<b>1123</b>
<u>First floor</u>		
<ul style="list-style-type: none"> <li>Meeting room / potential office.</li> <li>Male/female WCs.</li> <li>General office</li> <li>Partner's office</li> <li>End/general office</li> <li>Reception area with access to external terrace.</li> </ul>		
<b>Overall</b>	<b>74.1</b>	<b>798</b>
<u>Basement</u>		
2 x store rooms		

Externally, forecourt parking is available.

Amenities include:-

- Bullseye lighting
- Security intercom access
- Intruder alarm with CCTV facilities
- Retention of some original features

**RATING**

A search of the Valuation Office website reveals that the property is subject to various Rates Assessments. Further details upon request.

**RENT**

**£25,000 per annum exclusive Subject to Lease, Plus VAT.**

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:

- The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
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- No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.
- Unless otherwise stated all prices and rents are quoted exclusive of VAT.
- Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).

**LEASE**

The whole property is available to let upon a new full repairing and insuring lease for a term to be agreed and incorporating upward only rent reviews.

**SALE**

A Freehold sale of the property may be considered at offers in excess of **£300,000** – subject to contract

**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. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following link

<https://www.investinbradford.com>

**LEGAL COSTS**

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

**VAT**

Our clients advise that VAT will be chargeable upon the rent / sale price at the prevailing rate.

**ENERGY PERFORMANCE CERTIFICATE**

As the building is Listed, no Energy Performance Certificate is required.

**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)**

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