

# For Sale

**Upon the Instructions of Bradford College** 



CTS Building 39/41 Chapel Street Bradford BD1 5BY

- A renovated and sizeable 4 / 5 storey stone built office building extending to 2863.0 sq m (30,817 sq ft).
- Plus adjoining 75 car decked car park.
- Residential conversion potential (subject to consents).
- Guide sale price: £1,325,000

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# **SITUATION**

The premises are situated in the heart of the attractive Little Germany Conservation Area within walking distance of the City Centre and all main amenities (including Broadway Shopping Centre, bars, restaurants etc.).

Ease of access is also available to Leeds Road (A647) and Shipley Airedale Road (A650). Numerous buildings in the immediate locality have been converted to apartments with further improvements taking place as part of the City of Culture 2025 celebrations (improvements to public transport routes, new Darley Street Market, new Bradford Live arena etc.).

# PROPERTY/ACCOMMODATION

The property, which is Grade II Listed, comprises a substantial 4/5 storey stone built building offering quality accommodation across all floors.

Amenities include:

- Central heating facilities with part air conditioning.
- Security intercom access.
- Intruder alarm with CCTV.
- DDA compliant accommodation.
- WCs to all floors.

Adjacent to the building is a 3 storey steel framed multidecked car park providing secure spaces for approx. 75 vehicles.

The premises provide the following approximate floor areas:

	Sq. m.	Sq. ft.
3rd floor	523.1	5631
2nd floor	600.0	6458
1st floor	726.5	7820
Gd floor	710.6	7649
Basement	302.8	3259
TOTAL AREA	2,863.0	30,817

NB: The decked car park has not been measured.

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

Rateable Value: £120,000 Rates Payable (approx.): £65,500

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

# **SALE PRICE**

Offers in the region of £1,325,000 are sought-subject to contract.

#### VAT

Our clients reserve the right to charge VAT-if applicable.

### **LEGAL COSTS**

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

# **ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Rating for this property is **D** a copy of the Certificate and Report is available upon request.

### **VIEWING**

By contacting the sole agents:

Sharma Williamson

Tel: 01274759955

Email: info@sharmawilliamson.co.uk

(June 2024)

# **PHOTOS**

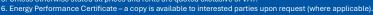






I. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.

<sup>5.</sup> Unless otherwise stated all prices and rents are quoted exclusive of VAT.





es should not rely on them as statements of fact and satisfy themselves by inspection of 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.

<sup>4.</sup> No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.