



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**

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 multi-decked 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.

RATING

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: 01274 759955

Email: info@sharmawilliamson.co.uk

(June 2024)

PHOTOS



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