



Regency Hall
142 East Parade
Bradford
BD1 5BP

- Superb function hall / venue with ground floor area of **1,114.1 sq m (11,992 sq ft)** with seating capacity for circa 400—500 people.
- Potential for additional floor (subject to usual consents).
- On site secure dedicated parking.
- Rent: **£75,000 pa**, plus neighbouring property potentially available (at an additional rent).

SITUATION

The premises front onto Shipley Airedale Road at its junction with Barkerend Road, one of the busiest junctions in Bradford, by virtue of the excellent access to Otley Rd (A658), Leeds Rd (A647) etc.

The premises are situated next to Sunrise House (HQ of Sunrise Radio Group) - not affected by this transaction.

Other established occupiers in the vicinity include Smokehouse and Max Print whilst immediately opposite is the historic Little Germany Conservation Area, beyond which is Bradford City Centre.

In addition to the secure dedicated car parking, 2 hour parking is available to the front of the premises in marked bays.

PROPERTY/ACCOMMODATION

The property consists of an attractive Grade II Listed former purpose-built church building of solid stone fair faced elevations surmounted by a steep blue pitched roof and sympathetically renovated to provide an impressive function hall / events space, with a seated capacity of approx. 400—500 people.

The accommodation is partitioned to provide a ground floor main hall (with lofty eaves height of approx. 43 ft 5 in), allowing the potential for an additional floor and, fully fitted for a continuation as a function hall.

The premises provide the following accommodation and approx. gross internal floor areas:-

	Sq. m.	Sq. ft.
Ground Floor		
Main hall with stage area, partitioned bar, male / female / disabled WCs, boiler room, changing room	1114.1	11,992
Mezzanine		
Store	42.9	462
Basement		
Stores	74.6	803
TOTAL AREA	1,231.6	13,257

Outside

Secure car parking spaces for approx. 60 vehicles with direct access into the Hall.

RATING

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

Rateable Value:	£31,750
Rates Payable (approx.):	£13,400

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

RENT

£75,000 per annum exclusive Subject to Lease.

LEASE

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

The neighbouring property may also be available at an additional rent—further details upon request.

LEGAL COSTS

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

VAT

Our clients advise that VAT is not chargeable, although they reserve the right to do so, if appropriate.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **E** 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

August 2024



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.
- All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
- None of the building services or service installations have been tested and are not warranted to be in working order.
- 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).