



**7 Eldon Place  
BRADFORD  
BD1 3AZ**

- Attractive Grade II Listed office building extending to **223.2 sq m (2403 sq ft)** over 3 floors plus useful basement.
- Good range of offices throughout capable of sub-division due to communal entrance and staff facilities.
- Forecourt parking for 6 vehicles.
- Leased until September 2025.
- Sale price: **£259,950**

### SITUATION

The property is situated upon Eldon Place, close to its junction with Manningham Lane on the periphery of Bradford City Centre.

Eldon Place has traditionally been popular with professional occupiers currently including Platinum Partnership Solicitors and Assist Recruitment amongst others.

Manningham Lane Retail Park is situated opposite where occupiers include J D Gyms, and Iceland (Food Warehouse format).

Various buildings have in recent times been converted to residential apartments on Eldon Place including the 2 neighbouring properties.

Time restricted car parking is available upon Eldon Place (restricted to 2 hours).

### PROPERTY/ACCOMMODATION

The property comprises an attractive Grade 2 Listed 3 storey mid-terraced property of fair faced solid stone construction surmounted by a pitched slated roof.

Internally, there is office accommodation over 3 levels (currently occupied by Highgate solicitors) with useful basement stores.

There is a single storey rear built on extension also of stone construction providing additional staff facilities.

The premises provide the following approximate net internal floor areas:-

	Sq. m.	Sq. ft.
<b>Ground Floor</b>		
Communal entrance lobby Main reception, meeting room, store and extended staff room and kitchen	94.1	1013
<b>First Floor</b>		
2 offices, meeting / board room and female and male WCs	61.4	661
<b>Second Floor</b>		
4 partitioned offices, stores, WC and modern staff kitchen	67.7	729
<b>Basement</b>		
4 stores. Overall	72.6	781
<b>TOTAL AREA</b>	<b>295.8</b>	<b>3184</b>

### Outside

Externally, there is forecourt tarmacadam dedicated parking for approx. 6 vehicles (tandem).

### RATING

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

<b>Rateable Value:</b>	£ 7,500
<b>Rates Payable (approx.):</b>	£ 3,750

At the time of preparing these particulars, this property (with a Rateable Value of less than £12,000) should not be liable to pay Business Rates (subject to qualifying conditions).

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

### SALE PRICE

Offers in the region of **£259,950** are sought for the Freehold interest—subject to the residue of the existing lease.

### EXISTING LEASE

The property is currently leased to Highgate Solicitors Limited by way of a 5 year contracted out Lease which commenced in October 2020 and is due to expire in September 2025 at an annual rental of £15,996 pa. The Lease is drawn upon effective Tenant's full repairing and insuring terms.

### LEGAL COSTS

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

### VAT

We are advised by our clients that VAT is not chargeable upon the sale price, however they reserve the right to do so, if appropriate.

### ENERGY PERFORMANCE CERTIFICATE

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

### VIEWING

By contacting the sole agents:

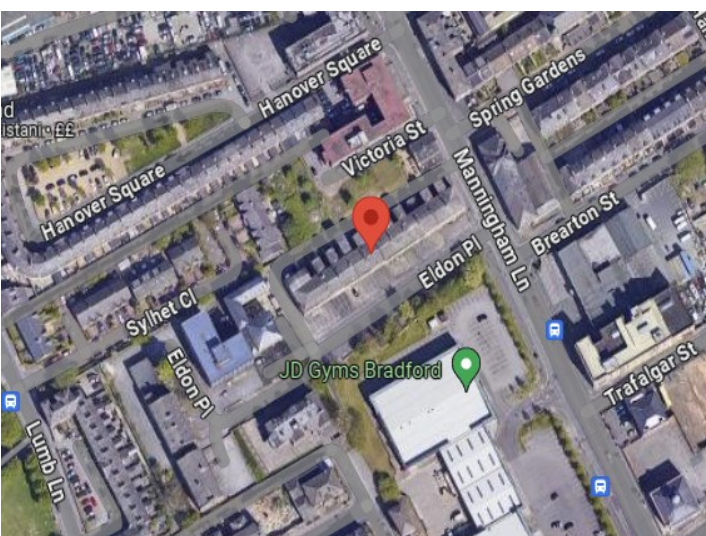
**Sharma Williamson**

**Tel:** 01274 759955

**Email:** info@sharmawilliamson.co.uk

Updated Jan 25





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