



**144 East Parade
Off Shipley / Airedale Road
BRADFORD
BD1 5BP**

- Former Church Hall with ground floor of **367.7 sq m (3958 sq ft)** and useful basement stores and mezzanine, plus potential for first floor.
- Excellent main road frontage to Shipley / Airedale Road / A650 and extensive side elevation to Barkerend Road.
- Access to secure sizeable car park to rear (with potential loading).
- Suitable for owner occupiers and investors.

SITUATION

The premises occupy a highly busy and prominent location fronting Shipley Airedale Road (A650), at its junction with Church Bank/Barkerend Road (A658), therefore enjoying significant volumes of passing traffic.

The premises are within walking distance of Bradford City Centre (and the popular Broadway Shopping Centre) and the acclaimed Little Germany Conservation Area.

A wide variety of amenities are available in the immediate vicinity.

PROPERTY/ACCOMMODATION

The premises, formerly a picture house and church hall associated with the St Mary's Church complex next door comprises a part 2/3 storey stone built building under a pitched slated roof incorporating an attractive feature tiled front entrance.

As the main church building is Grade II Listed, we believe the same heritage conditions will apply to this property "by association".

Internally, the ground floor provides an open plan former church hall (with solid floor) with partitioned former catering kitchen, WCs, stores and direct rear access to the large car park (spaces to be allocated).

Useful stores exist at basement and there is potential to create a sizeable first floor trading area.

The premises provide the following approximate gross internal floor areas:

	Sq. m.	Sq. ft.
Ground Floor Former church hall with male/female WCs, catering kitchen, store/meter room	367.7	3,958
Mezzanine Former offices	17.5	188
First Floor	325.2	3,500
Basement Boiler room/stores	24.5	264
TOTAL AREA	734.9	7,910

Outside

Sizeable secure rear carpark also offering loading potential.

PLANNING PERMISSION / LISTED BUILDINGS CONSENT

Change of use was granted for conferencing, banqueting,

wedding venue and associated work including change of use of tiered seating and projector room into Use Class E, and installation of external railing at entrance and building over courtyard to side - **20/05318/FUL** and **20/05319/LBC**

See - <https://planning.bradford.gov.uk/online-applications/>

RATING

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

Rateable Value: £11,500

Rates Payable (approx.): £5,738

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

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).

SALE

The property is available for sale at a guide price of **£300,000**—subject to contract.

INVEST IN BRADFORD

Bradford Council run various schemes which may offer help and support. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following links <https://www.investinbradford.com> or

<https://www.bradford.gov.uk/business/business/>

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, although they reserve the right to do so, if appropriate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING

By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

March 2025



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