



**Former St Marys Boys School
138 East Parade
Bradford
BD1 5BP**

- Former school Grade II Listed building with ground floor of **374.0 sq m (4026 sq ft)** and first floor of **292.6 sq m (3150 sq ft)**.
- Excellent main road frontage to Shipley Airedale Road (A650) as well as extensive side elevation.
- Potential loading from the front and rear.
- Suitable for a variety of business concerns.
- Rent **£27,500 pax**
- Guide sale price: **£300,000**

SITUATION

The premises occupy a very busy and prominent location fronting Shipley Airedale Road (A650), one of the City's main dual carriageway routes and therefore enjoy 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 property comprises a 2 storey former school building of fair faced stone construction surmounted by a pitched slated roof.

As the neighbouring 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 a predominantly open plan area supported on a cast iron columned frame with partitioned front loading bay (with roller shutter).

Internal stairs lead to a first floor predominantly open plan works area with attractive vaulted ceiling and timber arched frame with various partitioned stores.

A small basement houses various meters.

The property is in an unrefurbished / shell condition.

The premises provide the following approximate gross internal floor areas:

	Sq. m.	Sq. ft.
Ground Floor	374.0	4026
First Floor	292.6	3150
Basement Meters/storage	-	-
TOTAL AREA	666.6	7176

Outside

Potential loading from the front and rear of the building.

RATING

The property will be assessed for rating purposes upon occupation.

RENT / 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.

Rent: **£27,500 pax**—subject to lease

SALE

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

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

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

May 2025



Potential rear loading



Ground floor interior

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