



**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: **£85,000 pa**, plus neighbouring property potentially available (at an additional rent).
- Premium—guide upon request.

### **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, 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, which is fully licensed 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.

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

	Sq. m.	Sq. ft.
<b>Ground Floor</b>		
Main hall with stage area, partitioned bar, male / female / disabled WCs, boiler room, changing room		
<b>Mezzanine</b>		
Office / store	42.9	462
<b>Basement</b>		
Stores	74.6	803
<b>TOTAL AREA</b>	<b>1,231.6</b>	<b>13,257</b>

### **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**

**£85,000** per annum exclusive Subject to Lease.

### **LEASE/PREMIUM**

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.

Premium offers are sought for the benefit of the Lease, planning permission etc.—guide upon request.

The neighbouring property may also 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

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