



**Fountain Hall
Fountain Street
Bradford
BD1 3RA**

- Attractive 2 storey former clinic / premises (DDA compliant).
- Total approx. Gross Internal Floor Area of **759.8 sq m (8180 sq ft)**
- Approx. 8/9 dedicated car parking spaces.
- Suitable for various uses.
- **Guide Price: £375,000 (+VAT)**

SITUATION

The premises principally front onto Fountain Street on the north western periphery of Bradford City Centre, visible from the City Inner Ring Road (Drewton Road / Hamm Strasse—A6181).

Next door is a public car park (pay & display), and a further car park is situated opposite (also Pay & Display).

Directly opposite is Manningham Lane Retail Park (occupiers include The Food Warehouse, JD Gyms and British Heart Foundation furniture outlet).

Popular North Parade is closeby with its array of independent bars.

Also in the vicinity is The Bazaar (multi-cultural themed market stalls).

PROPERTY/ACCOMMODATION

The property comprises a modern 2 storey, fair faced stone building surmounted by a pitched and hipped blue slated roof.

The building, which is DDA compliant was originally constructed as a ground floor pharmacy with supporting NHS offices to the remainder of the ground and first floor offices and clinical rooms.

The first floor is set back to create a terraced level.

The ground floor benefits from automated security shutters over door and window openings.

The building also benefits from attractive full height window features at ground floor level.

The premises provide the following approximate gross internal floor areas:

	Sq. m.	Sq. ft.
Ground Floor	420.8	4530
First Floor	339.0	3659
TOTAL AREA	759.8	8189

Outside

Approximately 8 / 9 car parking spaces.

RATING

A search of the Valuation Office website reveals that the

property has the following Rateable Values:

Former Pharmacy

Rateable Value: £12,250
Rates Payable (approx.): £6,110

Former Surgery

Rateable Value: £31,250
Rates Payable (approx.): £15, 590

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

SALE PRICE

Offers in the region of **£375,000 (+VAT)** are sought, 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

VAT will be chargeable on the sale price at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING

By contacting the joint selling agents:

Sharma Williamson

Tel: 01274 759955

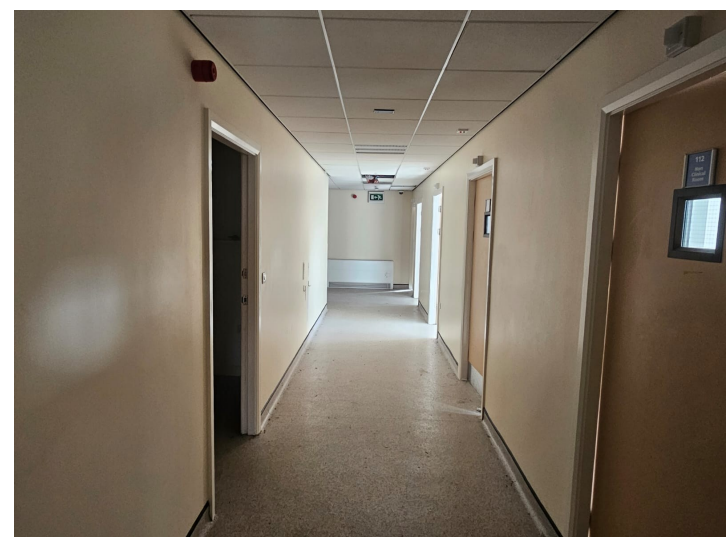
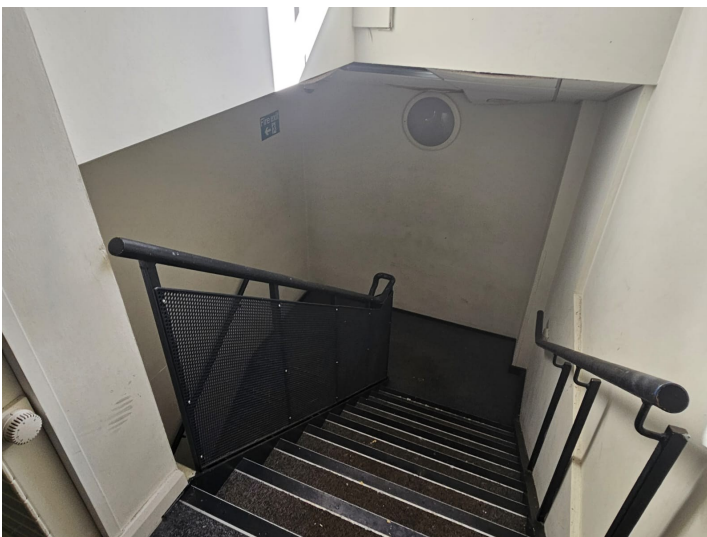
Email: info@sharmawilliamson.co.uk

DMA Property (ref: R Laser)

Tel: 0207 3186912

Email: rlaser@dmaproperty.com

October 2025



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