



**5 BURNETT STREET
LITTLE GERMANY
BRADFORD
BD1 5AP**

- Attractive part 2/3 storey Grade II Listed building in the heart of the Little Germany Conservation Area.
- Former office, workshop and storage accommodation—suitable for alternative uses (subject to PP).
- Extending to **1,000.6 sq m (10,770 sq ft)** across 3 levels
- Rare Freehold opportunity—Sale Price reduced to **£400,000**

SITUATION

The premises, which are situated in the heart of the Little Germany Conservation Area occupy a prominent corner location at the junctions with Burnett Street and Peckover Street, the latter being the main spine road running through this historically acclaimed area. Ease of access is available to Leeds Road (A647), Shipley Airedale Road (A650) and the City Centre.

A number of upmarket apartment schemes have been developed in recent years, with the area also popular with office occupiers (Chamber of Commerce, Schofield Sweeney Solicitors, Grattan plc etc.)

PROPERTY/ACCOMMODATION

The property comprises an attractive 2/3 storey Grade 2 Listed building with fair faced stone elevations under a pitched/hipped blue slated roof. Many of the original features have been retained (stone detailing to the elevations, ornate arched lintel above main entrance etc).

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

	Sq. m.	Sq. ft.
Ground Floor Former works/office area with shuttered drive-in access / loading bay	306.8	3302
First Floor Open plan works area with former WC block. Internal staircase to ground floor	321.1	3456
Lower Ground Floor With separate entrance to former works area. Double timber delivery doors.	372.7	4012
TOTAL AREA	1,000.6	10,770

RATING

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

	Rateable Value	Rates Payable (approx.)
Ground floor	£10,250	£5,114
First floor	£6,100	£3,043
Lower ground floor	£5,200	£2,594

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

SALE PRICE

NOW REDUCED TO £400,000 Subject to Contract., plus Vat

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

Our clients advise that VAT is chargeable on the sale price at the prevailing rate.

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

Nov 25

