



**Quest House
38 Vicar Lane
BRADFORD
BD1 5LD**

- 2 storey detached modern office building with ground floor of **849.1 sq m (9140 sq ft)** and first floor of **849.1 sq m (9140 sq ft)**.
- DDA compliant accommodation
- Secure barriered parking for up to 12 vehicles
- Central location with excellent retail and leisure amenities closeby.
- Planning consent secured for 34 apartments.
- **Rent- £7.50 psf; Sale - £1.25m**

SITUATION

The premises occupy a prominent location on the periphery of Bradford City Centre. Excellent access is available to the City wide region by virtue of the superb main road links (Leeds Road – (A647); Shipley Airedale Road (A650); Manchester Road (A641) etc.).

The building is adjacent to the Leisure Exchange complex, comprising a Holiday Inn Express Hotel, Cineworld, Hollywood Bowl and numerous restaurants. The County Court is situated opposite. The main bus/train station and all main amenities are within walking distance.

Next door is a Premier Inn Hotel and closeby is the popular Broadway Shopping Centre.

PROPERTY/ACCOMMODATION

The property comprises a modern, detached, 2 storey purpose built office building of brick construction.

The premises have been comprehensively modernised and provide the following amenities;-

- Modern carpets and decorations throughout
- Central heating
- High quality de-mountable partitioning
- Permitter trunking and IT / telecoms points
- Security intercom access.

The accommodation provides the following approximate net internal floor areas.

	SQ M	SQ FT
Ground Floor		
Communal reception area with disabled WC and passenger lift	-	-
General office area	849.1	9140
Modern staff kitchen		
Male / female WCs	-	-
First Floor		
General office area	849.1	9140
Male / female WCs		

Outside

Barrier controlled carpark for approximately 12 vehicles.

RATING

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

Ground floor:

Rateable Value: £43,500
Rates Payable (approx.): £21,706

First floor:

Rateable Value: £45,750
Rates Payable (approx.): £22,829

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

RENT/LEASE

£7.50 per square foot exclusive, Subject to Lease.

Consideration will be given to a letting of the whole or single floor upon a new effective full repairing and insuring lease for a term to be agreed.

SALE PRICE

Offers in the region of **£1.25m** are sought for the Freehold interest—Subject to Contract.

PLANNING PERMISSION

Planning consent has been secured to convert the existing building into 34 apartments comprising 18 studios, 12 x 1 bed apartments, 4 x 2 bed apartments—**Ref: 24/02692/PN3MA**

LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction.

EPC

The Energy Performance Rating for this property is **C**, a copy of the Certificate and Report are available upon request.

VAT

Our clients advise that VAT will be chargeable upon the rent/ sale price etc. at the standard rate.

VIEWING

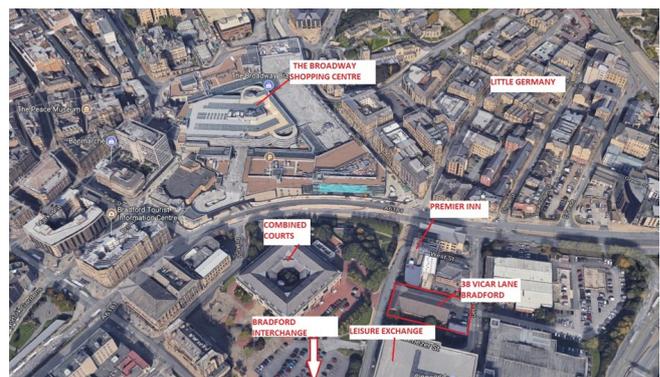
By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

(December 25)



Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
3. None of the building services or service installations have been tested and are not warranted to be in working order.
4. No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.
5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).



Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
3. None of the building services or service installations have been tested and are not warranted to be in working order.
4. No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.
5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).