



144 East Parade
Off Shipley / Airedale Road
BRADFORD
BD1 5BP

- Former Church Hall with ground floor of **367.7 sq m (3958 sq ft)** and useful basement stores and mezzanine, plus potential for first floor.
- Excellent main road frontage to Shipley / Airedale Road / A650 and extensive side elevation to Barkerend Road.
- Access to secure sizeable car park to rear (with potential loading).
- To Let—Rent: **£27,500 pax**

SITUATION

The premises occupy a highly busy and prominent location fronting Shipley Airedale Road (A650), at its junction with Church Bank/Barkerend Road (A658), therefore enjoying 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 premises, formerly a picture house and church hall associated with the St Mary's Church complex next door comprises a part 2/3 storey stone built building under a pitched slated roof incorporating an attractive feature tiled front entrance.

As the 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 an open plan former church hall (with solid floor) with partitioned former catering kitchen, WCs, stores and direct rear access to the large car park (spaces to be allocated).

Useful stores exist at basement and there is potential to create a sizeable first floor trading area.

The premises provide the following approximate gross internal floor areas:

	Sq. m.	Sq. ft.
Ground Floor Former church hall with male/female WCs, catering kitchen, store/meter room	367.7	3,958
Mezzanine Former offices	17.5	188
First Floor (Potential area)	(325.2	3,500)
Basement Boiler room/stores	24.5	264
TOTAL CURRENT AREA	409.7	4,410

Outside

Sizeable secure rear carpark also offering loading potential.

PLANNING PERMISSION / LISTED BUILDINGS CONSENT

Change of use was granted for conferencing, banqueting,

wedding venue and associated work including change of use of tiered seating and projector room into Use Class E, and installation of external railing at entrance and building over courtyard to side - **20/05318/FUL** and **20/05319/LBC**

See - <https://planning.bradford.gov.uk/online-applications/>

RATING

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

Authority:	Bradford Council
Description:	Warehouse & Premises
Rateable Value:	£15,500

Please click on the link below to obtain an estimate of the annual Business Rates payable :

<https://www.gov.uk/calculate-your-business-rates>

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**

APPLICATION FEE

An application fee of £150 (+VAT) per applicant will be applicable to cover credit references, collating of documents to comply with Money Laundering Regulations etc.

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

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