



**Appleton Building,  
Tumbling Hill Street  
BRADFORD  
BD7 1DD**

- Former College premises situated in the heart of Bradford's Learning Quarter.
- Prominent 3/5 storey building extending to approx. **5,480.2 sq m (58,990 sq ft)**.
- Suitable for a variety of uses (education, residential, community etc. Subject to PP).

### SITUATION

The building is situated with corner frontage onto Smith Street/Carlton Street and Tumbling Hill Street, the latter providing a direct link to Thornton Road (B6145) in the heart of Bradford's Learning Quarter. Adjacent is the main Bradford College campus which has recently undergone significant investment in recent years and transformation and the University of Bradford.

Numerous residential schemes are in the immediate locality (Arkwright House, The Green, Prodigy Living etc.).

### PROPERTY/ACCOMMODATION

The property comprises a 3/5 storey stone built property with classrooms, laboratories and WC facilities to most floors.

The premises provide the following approximate gross internal floor areas:

	Sq. m.	Sq. ft.
Basement	539.3	5,805
Lower ground	860.2	9,259
Upper ground	1,127.2	12,134
First floor	1,214.6	13,074
Second floor	1,248.8	13,442
Third floor	490.1	5,276
<b>TOTAL AREA</b>	<b>5,480.2</b>	<b>58,990</b>

### Outside:

Boiler house.

### RATING

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

<b>Rateable Value:</b>	£146,000
<b>Rates Payable (approx.):</b>	£65,875

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

### SALE PRICE

Offers in the region of **£2m** are sought for the freehold interest – subject to contract.

### PLANNING

Our clients are in the process of obtaining planning guidance on potential uses for the building. In the

meantime, interested parties should liaise with the local Planning Department on 01274 432111.

### USER RESTRICTIONS

Our clients reserve the right to incorporate a restrictive covenant into any conveyance to ensure that current and future uses do not compete with the courses/activities they provide (i.e. post-16 education).

### BRADFORD CITY CENTRE GROWTH ZONE

We believe the premises are situated within the Growth Zone and as such, the occupier of the premises may be eligible for financial assistance. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following link

<https://www.investinbradford.com>

### LEGAL COSTS

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

### VAT

All prices and rentals quoted are exclusive of any VAT liability—if applicable.

### 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

Updated: July 24

