

**Bradford Office**

2 Festival Square  
Little Germany  
Bradford  
BD1 5BD  
01274 398729

**Ilkley Office**

The Estate Office  
10 Castle Yard  
Ilkley  
LS29 9DT  
01943 968522

**Keighley Office**

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# FOR SALE

Well Presented Ground Floor Offices  
Centrally Situated in the Little Germany  
Conservation Area



**PRICE - £105,000**

- **Large office/showroom and two private offices**
- **Two Separate WC facilities plus shower**
- **Car parking space**

**2 FESTIVAL SQUARE, LITTLE GERMANY, BRADFORD  
WEST YORKSHIRE, BD1 5BD**

# 2 FESTIVAL SQUARE, LITTLE GERMANY, BRADFORD WEST YORKSHIRE, BD1 5BD

## Location

The offices are centrally situated in the Little Germany Conservation Area overlooking Festival Square and set amidst a stunning collection of historic buildings. Little Germany is understandably much admired. Developed from around 1855 the buildings are largely of neoclassical design. Many are Listed including Delaunay House within which the offices are situated. Little Germany is one of Bradford's busiest commercial areas where a large number of businesses occupy contemporary offices successfully created within the historic buildings which in original form were largely Woollen Warehouses. Alongside there are many luxury apartments.

The offices are just a short walk from the City Centre and the much admired Broadway Shopping & Leisure complex including a wide range of high street names, leading brands, food and drink outlets and a cinema.

## Description

The offices are situated at ground floor and incorporate a large glazed frontage to Festival Square with principal entrance alongside which there is an additional entrance door for convenience. Well presented the offices comprise a large open plan office/showroom with fully fitted galley kitchen immediately off. In addition there is a private office with storage plus large internal corridor with cloakroom/wc off. Then a further private office/meeting room with storage and ensuite wc/shower.

The offices are complimented by electric heating and and intruder alarm system. Externally there is 1 dedicated car parking space to the immediate front.

Prior to being occupied as offices the accommodation was intended to be a two bedroomed apartment extending to around 1,000 sqft in all.

## Accommodation

### Ground Floor Only

Principal office/showroom	
270 sqft	82.3 sqm
Kitchen	
52 sqft	15.8 sqm
Office	
168 sqft	51.2 sqm
Inner Corridor	
Cloakroom/wc	
Office/meeting room	
149 sqft	45.4 sqm
En-suite wc/shower	

### External

Car parking space to the immediate front

## Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

## 2 Festival Square

Description: Office & Premises  
Rateable Value: £3,850

## Rear Part 2 Festival Square

Description: Office & Premises  
Rateable Value: £1,450  
Uniform Business Rate for 2023/2023: £0.499

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as the current rates liability.

\*\*Small business rate relief may be available to some occupiers. Further enquires should be directed to Bradford Council 01274 437744

## Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: [planning.enquiries@bradford.gov.uk](mailto:planning.enquiries@bradford.gov.uk)

## Tenure

Long leasehold

The premises are held by way of a lease for 250 years from the 1<sup>st</sup> January 2006. There is a ground rent of £250 per annum. There is a service charge and the service charge budget for the period 1<sup>st</sup> January – 31<sup>st</sup> December 2023 is £2,500.51

## Price

£105,000

## EPC

EPC commissioned

## Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

## Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

## Estate Agents Act

The property is owned by Hayfield Robinson Limited

## Further Information

Lisa Throupe 01535 600097/07966 300501  
[lisa@hayfieldrobinson.co.uk](mailto:lisa@hayfieldrobinson.co.uk)

Justin Robinson – 07966 336617  
[ejr@hayfieldrobinson.co.uk](mailto:ejr@hayfieldrobinson.co.uk)

[www.hayfieldrobinson.co.uk](http://www.hayfieldrobinson.co.uk)

