

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

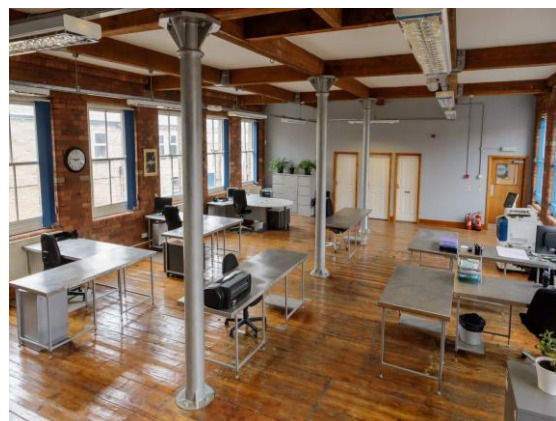
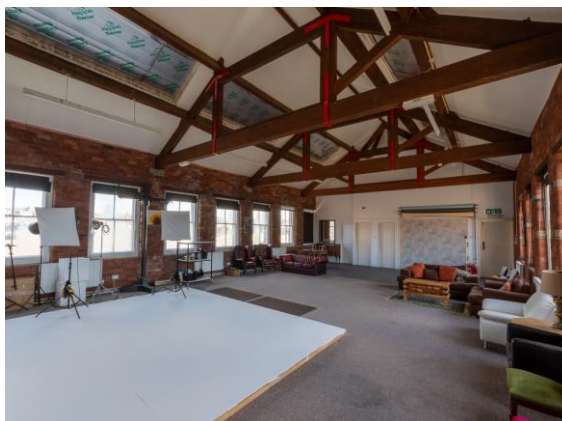
Keighley Office

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Substantial Three Storey Office Building
7,255 sqft (674 sqm)



GUIDE PRICE - £350,000

- **Edge of City Location**
- **Outstanding rare freehold office opportunity**
- **Superbly finished**
- **Enclosed car parking available**
- **Available immediately**

**13 HARRIS STREET, BRADFORD
WEST YORKSHIRE, BD1 5HU**

13 HARRIS STREET, BRADFORD WEST YORKSHIRE, BD1 5HU

Location

The property is situated on the eastern fringe of the City within walking distance of the City Centre and its amenities including the Broadway Shopping Centre. The City's two railway stations are within walking distance.

The property is close to Little Germany and the Shipley Airedale Road which provides excellent road communications to the motorway network, Leeds and the City's suburbs

Description

The property comprises a former woolen mill being a distinctive building successfully converted to offices in the late 1990s.

The property is planned over three floors with the ground floor incorporating a reception area and indoor car park (for approximately 6-8 cars). The first floor incorporates predominantly open plan office accommodation and the second floor similarly incorporates predominantly open plan accommodation last used as a photography studio.

Accommodation

Internal

Ground Floor

Reception
178 sqft 17 sqm
Indoor storage/car parking
1,679 sqft 156 sqm

First Floor

Open plan offices to include kitchen/break out area
1,565 sqft 145 sqm
Board room
270 sqft 25 sqm
Store cupboard
Male & Female WC facilities

Second Floor

Photography studio
1,899 sqft 176 sqm
Kitchen
64 sqft 6 sqm
Male & Female WC facilities

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:

Ground Floor

Description: Store & Premises
Rateable Value: £6,500

First Floor

Description: Offices & Premises
Rateable Value: £8,700

Second Floor

Description: Offices & Premises
Rateable Value: £6,400

Uniform Business Rate for 2023/2024: £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

Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

The property has a fully monitored alarm system.

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

Guide Price

£350,000

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/0650-0431-8839-6002-1092>

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

Each party will be responsible for their own legal costs incurred during the transaction.

Further Information

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