## **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

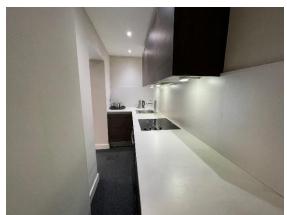


# **FOR SALE**

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 where 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

#### 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 – 31st December 2023 is £2,500.51

#### Price

£105,000

#### **EPC**

https://find-energy-certificate.service.gov.uk/energy-certificate/5108-4442-2472-6964-9871

#### 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 Justin Robinson – 07966 336617 ejr@hayfieldrobinson.co.uk

