



DEVELOPMENT SITE 23/25 EAST PARADE, BRADFORD, BD1 5DY



FOR SALE

Prominent Development Site

Situated at the heart of the Little Germany Conservation Area

Extending to Approximately 0.09 Hectares (0.214 Acres)

Suitable for residential development up to approximately 90 units

Together with a small commercial element (Subject to Planning Consent)

Near to proposed Debenhams Department Store/Broadway Shopping Centre

PRICE – £950,000 Subject to Contract

DEVELOPMENT SITE - 23-25 EAST PARADE, BRADFORD, BD1 5DY

LOCATION

The property is located with good frontage to East Parade, close to its junction with Leeds Road (A647) on the periphery of Little Germany Conservation Area, just inside the Shipley Airedale Road/Inner Ring Road (A650) within Bradford City Centre. The site is close to the well-known Gatehaus Development, near to Bradford Playhouse and a number of office and restaurant/retail occupiers.

Nearby to the west is the redevelopment of the City Centre and the proposed Broadway Shopping Centre. We understand that it is likely that completion and opening of the centre will take place in November 2015 and the area nearby on Leeds Road is to be occupied by a new and very substantial Debenhams department store. The Leisure Exchange is nearby to the south, and this includes a hotel, multi-screen cinema, bowling alley, restaurants etc. Within the immediate vicinity is Premier Inn and Bradford County Court.

DESCRIPTION

The property comprises a development site extending to approximately 0.09 hectares (0.214 acres). It is currently used as a surfaced car park. The site has substantial frontage to East Parade. There are currently no buildings on the site.

PLANNING

The site is currently occupied as a car park. The site last benefitted from a planning consent (Application No. 07/01980/FUL) granted on the 19th June 2007 for the construction of a mixed use residential and A3 leisure development comprising a part 7 and part 8-storey block.

The consented scheme provides for 2 commercial units on the ground floor, 4 commercial units at first floor, 10 x 1-bedroom and 4 x 2-bedroom apartments on the second to sixth floors and 4 x 1-bedroom and 2 x 2-bedroom apartments on the seventh floor.

We understand that an application to vary this agreement was submitted but never resolved, to turn the first floor commercial units into 10 x 1-bedroom and 4 x 2-bedroom apartments.

Initial discussions with the Local Planning Authority suggest that there is no reason why such a consent should not be reinstated.

The total gross internal area of the completed development extended to approximately 4,452 sq. m. (47,922 sq. ft.).

Further information is available if required.

2 x manual drive-in loading
Doors 51.56 sq. m. (555 sq. ft.)

RATING ASSESSMENT

The property is not currently assessed for rating purposes. Dependent upon use, reassessment may be required upon occupation.

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 to the current rates liability.

PRICE

£950,000 subject to contract for the freehold interest with vacant possession upon completion (Plus VAT – if appropriate).

VAT

VAT will be charged at the prevailing rate – if applicable.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) is not required for this property.

VIEWING

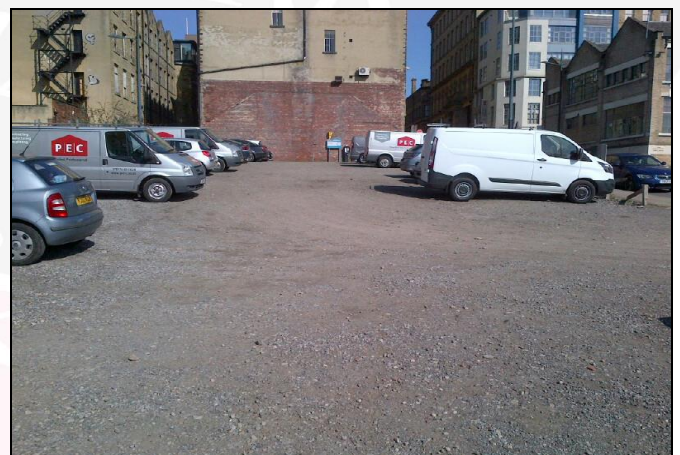
The property can be viewed at any time from the roadside.

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(March 2015 – 2103 / MAJB)



MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

13 Park View Court, Shipley BD18 3DZ
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ
Tel: 0113 3891049