



**QUEENS HOUSE
QUEENS ROAD
BRADFORD, BD8 7BS**



FOR SALE

Substantial Office Building

Extending to 453.83 sq. m. (4,885 sq. ft.)

With Site Car Parking for Approximately 16 Vehicles

PRICE – Offers in Excess of £375,000 - Subject to Contract

QUEENS HOUSE – QUEENS ROAD, BRADFORD, BD8 7BS

LOCATION

The property occupies a visible main road location fronting onto Queens Road (A6177) which forms part of Bradford's Outer Ring Road. It is close to both the junctions of Canal Road and Manningham Lane and, is more particular situated approximately one mile north of the City Centre.

The surrounding area is predominantly residential in nature but also incorporates a number of commercial uses including car dealerships, offices and road side occupiers.

DESCRIPTION

The property comprises a former police station building, which has been most recently utilised for offices and a community facility. The building extends over lower ground, ground and first floors, being refurbished to a good standard by the current occupiers.

The lower ground floor provides a mix of offices, storage and plant rooms. The ground floor level comprises individual offices, reception areas and at first floor, the building has a kitchen and three meeting rooms together with an impressive circular hall, with domed ceiling.

The property benefits from a lift running between all of the floors (not currently operable and may require refurbishment).

Externally, the property occupies a site of approximately a quarter of an acre with side road providing access to the rear together with additional rear access from Parkfield Road.

There is currently a forecourt to the front for approximately four vehicles and a principle car park to the rear can accommodate a further twelve.

ACCOMMODATION

The premises provide the following approximate dimensions and net internal floor areas:-

Lower Ground Floor	139.26 sq. m.	(1,499 sq. ft.)
Ground Floor	164.53 sq. m.	(1,771 sq. ft.)
First Floor	150.04 sq. m.	(1,615 sq. ft.)
Total Net Floor Area	453.83 sq. m.	(4,885 sq. ft.)

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description: Offices and Premises
Rateable Value: £24,500

The Uniform Business Rate for 2017/2018 is 47.9 pence in the £.

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

PLANNING

The property is currently utilised as a community facility, with associated offices. We believe that it has significant redevelopment/refurbishment potential, suitable for owner occupation. Planning consent may be required for office use, residential use or other leisure use. Potentially interested parties should make their own enquiries with the Local Authority Planning Department.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Rating of:-

E - 112

PRICE

Offers in excess of £375,000 - subject to contract are invited for the freehold interest with vacant possession.

VAT

We are informed that the property has not been elected for VAT and therefore VAT will not be payable.

LEGAL COSTS

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

VIEWING

Strictly by prior appointment with the joint selling agents:-

Mark Brearley & Company – Tel: 01274 595999
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Web Site: www.markbrearley.co.uk

Sanderson Weatherall – 0113 221 6140
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