



**16 ELDON PLACE,
BRADFORD, BD1 3AZ**



FOR SALE (May Let)

**Substantial Freehold Office Building
Extending to a Total of Approximately 676.71 sq. m. (7,284 sq. ft.)
With On-Site Car Parking for 24 Vehicles
Situated Within the Eldon Place Conservation Area
In a Convenient Edge of Centre Location**

PRICE – £495,000 / RENT - £45,000 Per Annum

16 ELDON PLACE, BRADFORD, BD1 3AZ

LOCATION

The property is situated on the northern fringe of Bradford City Centre, with access from Eldon Place which connects directly with the A650 – Manningham Lane, less than ½ mile to the north of the city.

The major occupiers on both Eldon Place and nearby Eldon Terrace are of a professional nature and include solicitors, accountants etc. Directly opposite the property is the main office for Safestyle UK. The location provides good access not only to the city centre and the nearby Manningham Lane Retail Park but also to the motorway network (M606/M62 etc.) via Drewton Road/Hamm Strasse (Bradford Inner Ring Road) which is nearby to the south.

DESCRIPTION

The property comprises an attractive and substantial 2/3 storey detached office building, being of predominantly stone construction having a pitched and slated roof. The building has been fully refurbished to a high standard, including conversion of the roof space to provide additional office accommodation and provides a total net internal floor area in the region of 676.71 sq. m. (7,284 sq. ft.).

Externally, the property has the benefit of its own car parking area, providing on-site car parking for approximately 24 vehicles.

ACCOMMODATION

The property has the following approximate net internal floor areas:-

Ground Floor

| | |
|---------|-------------------------------|
| Offices | 238.76 sq. m. (2,570 sq. ft.) |
|---------|-------------------------------|

First Floor

| | |
|---------|------------------------------|
| Offices | 214.33 sq. m. (2,307sq. ft.) |
|---------|------------------------------|

Second Floor

| | |
|---------|-------------------------------|
| Offices | 144.56 sq. m. (1,556 sq. ft.) |
|---------|-------------------------------|

Lower Ground Floor/Basement

| | |
|-----------------|-----------------------------|
| Offices/Storage | 79.06 sq. m. (851 sq. ft.) |
|-----------------|-----------------------------|

| | |
|--------------------------------------|--------------------------------------|
| Total Net Internal Floor Area | 676.71 sq. m. (7,284 sq. ft.) |
|--------------------------------------|--------------------------------------|

External

Car parking for approximately 24 vehicles

RATING ASSESSMENT

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

| | |
|-----------------|--------------------|
| Description: | Offices & Premises |
| Rateable Value: | £34,500 |

The Uniform Business Rate for 2015/2016 is 49.3 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.

FREEHOLD SALE

£495,000 subject to contract for the freehold interest with vacant possession

LEASE

Our clients would consider a letting for a term to be agreed incorporating regular upward only rent reviews on a full repairing and insuring lease at a rental of £45,000 per annum.

VAT

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

LEGAL COSTS

In the event of a sale each party to be responsible for their own legal costs incurred in the transaction.

In the event of a letting the ingoing tenant to be responsible for all legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been commissioned.

VIEWING

Strictly by prior appointment with the sole selling/letting agents:-

Mark Brearley & Company – Tel: 01274 595999

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Web Site: www.markbrearley.co.uk

(October 2015 – 5268 / 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.

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