



**Elizabeth House  
1 Elizabeth Street / 97 Storr Hill  
Bradford, BD12 8PQ**



**FOR SALE**

**Substantial Office and Store/Warehouse Building With Car Parking, Suitable for Owner Occupation or Redevelopment For a Variety of Purposes  
Subject to Appropriate Planning Permission Being Obtained  
The Building Provides a Total Floor Area of 940.73 sqn (10,126 sqft)  
With On-Site and Adjoining Car Parking**

**PRICE: Offers in the Region of £385,000 Subject to Contract**

# Elizabeth House – 1 Elizabeth Street / 97 Storr Hill, Bradford, BD12 8PQ

## LOCATION

The property occupies a visible corner position at the junction of Elizabeth Street and Storr Hill, just off Huddersfield Road (B6379) in a mixed but predominantly residential area just to the north of the main retail and shopping area in Wyke Village.

The property is however strategically well positioned, with good access to the A641 which links Bradford to Brighouse and subsequently Huddersfield, but also to the A58 Whitehall Road and Cleckheaton Road, both of which link to Junction 26 of the M606/M62 at Chain Bar.

Bradford is about 3 miles to the north, Halifax approximately 4 miles to the west and Huddersfield approximately 7 miles to the south. The property is well located for good access to the vast majority of the West Yorkshire conurbation.

## DESCRIPTION

The property comprises a 2-storey, with attic, substantial detached building, originally constructed for leisure use, but having been sympathetically converted, to provide lower ground floor storage/office accommodation, upper ground floor/mezzanine offices and second floor (attic) additional office accommodation with 2-bedroom residential flat. The property benefits from car parking to the Storr Hill elevation for 4 vehicles, but also benefits from further car parking on Elizabeth Street providing a further 9 spaces (with potential to extend) and of course on-street car parking is available in Elizabeth Street.

The building is considered suitable for existing use purposes, or as potential for conversion as indicated in "Planning" below.

## ACCOMMODATION

The property provides the following approximate gross internal floor areas:-

Lower Ground Floor	385.64 sqm	(4,151 sqft)
Upper Ground Floor	348.57 sqm	(4,752 sqft)
Second Floor	206.52 sqm	(2,223 sqft)
<b>TOTAL</b>	<b>940.73 sqm</b>	<b>(10,126 sqft)</b>

## External

13 marked out car parking bays.

## RATING ASSESSMENT

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

Description:	Offices and Premises
Rateable Value:	£30,000

The Uniform Business Rate for 2019/2020 is 50.4 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 was last used principally for office purposes. It also has the benefit of a historic planning consent for a change of use to "D2" purposes and, our clients have recently obtained a detailed pre-ap for conversion of the property to provide 12 flats (5 x 1 bed and 7 x 2 bed). Further information and details in relation to the pre-ap are available upon request.

## PRICE

Offers are invited in the region on £385,000 subject to contract (Plus VAT – if appropriate)

## VAT

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

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:-

C - 74

## LEGAL COSTS

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

## VIEWING

Strictly by prior appointment with the sole selling agents:-

**Mark Brearley & Company – Tel: 01274 595999**

**Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)**

**Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)**

(June 2019 – 6389 / 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