



**33 Manor Row  
Bradford, BD1 4PS**



**FOR SALE**

**Detached Grade II Listed Office Building  
233.72 sqm (2,516 sqft)  
With On-Site Car Parking For 6-8 Motor Vehicles**

**PRICE: Offers in the Region of £275,000**

# 33 Manor Row, Bradford, BD1 4PS

## LOCATION

The property occupies a position within Bradford City Centre occupying a prominent location fronting Manor Row in an established professional area of the City. The area is well served by public transport with a number of bus routes passing along Manor Row and Forster Square Train Station only a short walk away.

## DESCRIPTION

The property comprises an attractive detached 2-storey Grade II Listed office building understood to have been originally constructed in around 1820.

Internally the property offers office accommodation to ground and first floor levels accessed from a central hallway and staircase. Additional storage facilities are provided to the basement and attic levels.

Externally, the property has car parking facilities to its front elevation for approximately 6 motor vehicles in addition to a storage yard to the rear with gated access from a shared entrance driveway providing additional car parking for perhaps a further 2.

## ACCOMMODATION

According to our measurements taken on site the premises offers the following internal floor areas:-

### Basement

2 x Store rooms	23.52 sqm	(253 sqft)
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### Ground Floor

5 x Independent offices	88.89 sqm	(957 sqft)
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Kitchenette facilities	----	----
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Ladies & Gents WC facilities	----	----
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### First Floor

3 x Independent offices	92.04 sqm	(991 sqft)
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Kitchen	11.93 sqm	(128 sqft)
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WC facilities	----	----
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### Second Floor/Attic

Store room	17.34 sqm	(187 sqft)
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<b>Approximate Total Net Internal Floor Area</b>	<b>233.72 sqm</b>	<b>(2,516 sqft)</b>
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## SERVICES

The property benefits from the provision of all mains services to include gas, electric water and mains drainage. Space heating throughout is provided from a modern gas fired central heating system with boiler serving pressed steel radiators to principle accommodation.

Hot water is provided from independent electric water heaters.

**Please Note:** None of these services have been tested and prospective purchasers are advised to satisfy themselves as to their condition and suitability.

## RATING ASSESSMENT

The property is currently assessed for Uniform Business Rates as follows:-

Address:	1 <sup>st</sup> Floor, 33 Manor Row, Bradford, BD1 4PS
Rateable Value:	£8,700

Address:	Ground Floor, 33 Manor Row, Bradford, BD1 4PS
Rateable Value:	£9,000

The Uniform Business Rate for 2016/2017 is 49.7 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.

## TENURE

The freehold interest in the property is offered for sale subject to existing occupation or agreements although vacant possession may be possible. Further details on application.

## PRICE

Offers in the region on £275,000 subject to contract.

## 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

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

D	-	94
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## 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)

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**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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