



**12/12A Ivegate
Bradford
BD1 1SW**



FOR SALE

**Substantial City Centre Retail Unit with Extensive Upper Floors
1,099.13 sqm (11,831 sqft)
With Potential for Alternative Use and/or Redevelopment
(Subject to Planning Permission)**

PRICE – Offers in Excess of £300,000

12/12A Ivegate, Bradford, BD1 1SW

LOCATION

The property occupies a position within Bradford City Centre having substantial frontage to Ivegate, close to its junction with Tyrrel Street and adjacent to an archway leading through to Hustlergate/New Market Place. Ivegate itself forms a secondary retailing location situated on a steep hill but being fully pedestrianised and links part of the lower end of the City to the Kirkgate Armdale Shopping Centre. The recently developed and successful Broadway Shopping Centre is within walking distance as are more recent developments such as The Light and The Xchange.

DESCRIPTION

The property comprises an attractive 4-storey Victorian City Centre building which provides accommodation across 5 floors to include basement. Currently utilised for retail purposes, the property has been previously utilised as a bar/licenced premises and is therefore considered suitable for alternative uses.

Upper floors have for many years been under utilised and provide virtually open plan facilities with natural light to 2 x elevations thus providing potential for residential conversion or similar subject to the usual planning consent.

ACCOMMODATION

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

Ground Floor

Retail/Sales Area	147.90 sq. m.	(1,592 sq. ft.)
Ancillary	19.32 sq. m.	(208 sq. ft.)
Fire Exit	8.64 sq. m.	(93 sq. ft.)

Basement

Stores, Toilets etc. (Gross Area)	276.76 sq. m.	(2,979 sq. ft.)
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First Floor

Staff and WC Facilities	157.84 sq. m.	(1,699 sq. ft.)
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Second Floor

Former Office Accommodation (Gross Area excluding stairs)	244.33 sq. m.	(2,630 sq. ft.)
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Third Floor

Former Office Accommodation (Gross Area excluding stairs)	244.33 sq. m.	(2,630 sq. ft.)
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TOTAL AREA	1,099.13 sq. m.	(11,831 sq. ft.)
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External

Please note that the property extends over the archway through from Ivegate to Hustlergate at first and upper floor levels.

SERVICES

The property is understood to benefit from the provision of all mains services.

Please Note: None of these services have been tested and we cannot therefore comment on their condition or suitability.

OUTGOINGS

The property is understood to be assessed for Uniform Business Rates as follows:-

Thorpe Chambers, 12A Ivegate, Bradford, BD1 1SW

Description: Shop and Premises

Rateable Value: £45,250

Second & Third Floors, Thorpe Chambers, 12A Ivegate, Bradford, BD1 1SW

Description: Store and Premises

Rateable Value: £3,100

The Uniform Business Rate for 2018/2019 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.

PRICE

The property is offered for sale with full vacant possession at an asking price of Offers in Excess of £300,000 – Subject to Contract.

VAT

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

ENERGY PERFORMANCE CERTIFICATE

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

E - 104

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

Web Site: www.markbrearley.co.uk

(July 2018 – 2072 / SPI)

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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