



**THE OLD SUNDAY SCHOOL
BAKES STREET, GREAT HORTON, BRADFORD, BD7 3EX**



FOR SALE

**Grade II Listed Former United Reformed Church with D1 Planning Consent
679.46 sq. m. (7,314 sq. ft.)
Suitable for a Variety of Uses - Subject to Planning Permission**

PRICE: £250,000

THE OLD SUNDAY SCHOOL, BAKES STREET, GREAT HORTON, BRADFORD , BD7 3EX

LOCATION

The property occupies a position approximately 2 miles South West of Bradford City Centre at Bakes Street, close to its connection with the A647 Great Horton Road and within close proximity of Bradford Outer Ring Road.

Surrounding properties are utilised for a variety of purposes and include both residential and commercial land uses.

DESCRIPTION

The property comprises a Grade II Listed former United Reformed Church known as "The Old Sunday School". Originally constructed in 1851 the property is of an attractive two storey construction with Ashler stone faced frontage incorporating round headed windows and two symmetrical main entrance doorways.

Internally, the property retains a number of original features and offers a combination of training and office facilities across three levels plus mezzanine. Externally, the property benefits from private car parking.

ACCOMMODATION

According to our measurements taken on site, the property has the following dimensions and gross internal floor areas:-

Basement / Lower Ground Floor

Storage/workshop facilities accessed from staircase to ground floor and via a separate external entrance doorway 68.61 sqm (739 sqft)

Boiler Room 18.43 sqm (198 sqft)

Ground Floor

2 x Entrances to front elevation providing access to reception office/ waiting area, ladies & gents WC facilities plus kitchen and open plan training facilities 288.27 sqm (3,103 sqft)

First Floor

2 x Staircase and landing areas leading to predominantly open plan office facilities 101.56 sqm (1,093 sqft)

Mezzanine / Second Floor

2 x Staircase and landing areas leading to a series of unique general and private offices at mezzanine level overlooking first floor 202.59 sqm (2,181 sqft)

Approx. Total Gross Internal Floor Area 679.46 sqm (7,314 sqft)

SERVICES

We understand the property benefits from the provision of all mains services to include gas, electric, water and mains drainage. Space heating is provided to ground, first and mezzanine levels via a number of radiators served from a recently installed gas fired boiler situated at basement level.

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

OUTGOINGS

We understand the property to be assessed for Uniform Business Rates as follows:-

Description: Offices and Premises
Rateable Value: £22,000

The rates payable for 2017/2018 is 47.9 pence in the £ - assuming no transitional relief.

TENURE

The freehold interest in the property is offered for sale with vacant possession.

PLANNING

The property is considered suitable for a variety of uses but currently benefits from a non-residential education and training centre (D1) consent.

PRICE

£250,000 with full Vacant Possession.

ENERGY PERFORMANCE CERTIFICATE

The property is Grade II Listed and understood to not therefore require an Energy Performance Certificate for marketing purposes.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

VIEWING

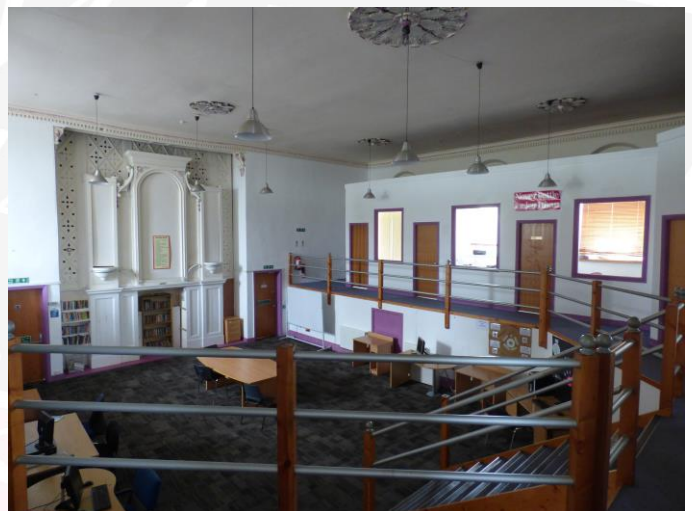
Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

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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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