



**Colonnade House
Sunbridge Road
Bradford, BD1 2HQ**



FOR SALE

**Substantial Leasehold Development Opportunity
Extending to a Total of Approximately 2,979 sqm (32,072 sqft) Over 3-Levels
The Property is Suitable for Commercial Use or
Residential Development/Conversion Subject to Appropriate Consents**

PRICE: Offers in Excess of £300,000 – Subject to Contract

Colonnade House – Sunbridge Road, Bradford, BD1 2HQ

LOCATION

The property is situated fronting onto Sunbridge Road, on the north-western periphery of Bradford City Centre. Sunbridge Road runs parallel with Thornton Road (B6145) and ultimately links through to Thornton Road a few hundred yards to the north-west of the subject property. Nearby to the south is the University of Bradford Campus, including The Green Sustainable Student Village and, Bradford College Campus which has its main access from Great Horton Road. Nearby to the south and west are Listerhills Science Park, Fieldhead Business Centre and the Freeman/Grattan Holdings Listerhills Warehouse.

The surrounding area is mixed being predominantly commercial although directly across the road from the subject property are Sunbridge Halls Student Accommodation and Victoria House (residential).

DESCRIPTION

The property comprises the ground floor, basement and sub-basement of Colonnade House, a 3-storey former office building which has been converted to provide a residential tower. These areas were previously occupied as office space, and have now been stripped out and works have commenced to partition them to provide a number of residential units at various levels of completion.

ACCOMMODATION

The property is arranged over 3-levels having the following approximate gross internal floor areas:-

Ground Floor

Area 1	375.87 sqm	(4,046 sqft)
Area 2	689.23 sqm	(7,419 sqft)

Lower Ground Floor

Area 1	366.40 sqm	(3,944 sqft)
Area 2	788.16 sqm	(8,484 sqft)

Sub Lower Ground Floor

Area 1	759.83 sqm	(8,179 sqft)
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	2,979.49 sqm	(32,072 sqft)

RATING ASSESSMENT

The property does not appear to be currently assessed for rating purposes however prospective purchasers should make their own enquiries.

The Uniform Business Rate for 2017/2018 is 47.9 pence in the £.

TENURE

The property is offered for sale on the basis of a new long leasehold/ground lease basis, with vacant possession, for a term to be agreed and at a rental to be appropriate to the nature of the transaction.

PLANNING

Prospective purchasers should make their own enquiries of the Local Planning Authority.

SERVICE CHARGE

The property will be subject to a service charge relating to insurance, cost of appropriate repairs to exterior, main structure, roof and maintenance of any appropriate communal areas, common parts etc. Further information is available upon request.

PRICE

Offers in excess of £300,000 – subject to contract for the long leasehold interest – with vacant possession.

VAT

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

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is not required due to the development nature of the property.

VIEWING

Strictly by prior appointment with the joint selling agents:-

Mark Brearley & Company – Tel: 01274 595999

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Web Site: 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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