



Rebecca House – Rebecca Street Bradford, BD1 2RX



TO LET (May Sell)

**Office, Workshop and Storage Building Extending to a Total Gross Internal
Floor Area of Approx. 957.62 sqm (10,306 sqft)
With Large Rear Enclosed Car Park
Potentially Suitable for Residential Conversion**

TO LET: As a Whole or in Sections (May Sell)

Rebecca House – Rebecca Street, Bradford, BD1 2RX

LOCATION

The property occupies a corner position, at the junction of Rebecca Street and Vaughan Street, being situated between Westgate/White Abbey Road (B6144) and Sunbridge Road/Thornton Road, close to the City Road "link". The property is on the north western periphery of the City Centre with excellent access to Drewton Road/Hamm Strasse (A6181 – Bradford Inner Ring Road), which links through to Shipley Airedale Road and provides good access both to the north and south/Motorway Network.

The property is located in an established industrial and commercial area, although it is immediately adjacent to the Victoria House development by Golden Sands Developments, close to Trivelles Bradford, hotel accommodation and, near to the Colonnade's student apartments. The University of Bradford and Bradford College are nearby to the south.

The location provides excellent access to the City Centre as well as the Motorway Network.

DESCRIPTION

Rebecca House comprises a substantial stone built office and workshop building, providing lower ground floor storage accommodation and, office accommodation over first and second floor levels, being partially open plan and partially divided into a number of individual office units.

The property has potential for division by floors although, the layout suggests that letting of the ground floor with the lower ground floor would be an appropriate unit. To the rear is a substantial surfaced car park, together with a small detached self-contained office building.

ACCOMMODATION

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

Lower Ground Floor	258.64 sqm	(2,784 sqft)
Ground Floor	325.99 sqm	(3,509 sqft)
First Floor	325.99 sqm	(3,509 sqft)
Detached Rear Office Building	47.00 sqm	(504 sqft)

External

Large rear car parking area

RATING ASSESSMENT

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

Choice Advocacy, Rebecca House, Rebecca Street, Bradford
Description: Offices and Premises
Rateable Value: £6,600

Supported Lives, Rebecca House, Rebecca Street, Bradford
Description: Offices and Premises
Rateable Value: £6,300

St Blaise House, Vaughan Street, Bradford
Description: Offices and Premises
Rateable Value: £25,000

The Uniform Business Rate for 2017/2018 is 47.9 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.

LEASE

The property is offered to let as a whole or by floors/in sections, at the following asking rentals:-

Lower Ground Floor	£5,950 per annum
Ground Floor	£18,000 per annum
First Floor	£18,000 per annum

The building is also available in its entirety – quoting rental upon request.

Please Note: All rentals quoted are exclusive of any VAT liability – if appropriate – subject to lease.

PRICE/FREEHOLD SALE

The property is available upon a freehold basis with full vacant possession if required – subject to contract. Further details available upon request.

VAT

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) for Rebecca House is:

E - 106

LEGAL COSTS

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

VIEWING

Strictly by prior appointment with the sole agents:-

Mark Brearley & Company – Tel: 01274 595999
Email: enquiries@markbrearley.co.uk
Web Site: www.markbrearley.co.uk

(January 2018 – 5953 / 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