



Due to Relocation
33 NORTH PARADE
BRADFORD, BD1 3JH



FOR SALE

Substantial Retail Department Store Premises

**Extending to a Total of Approximately 3,729.75 sq. m. (40,147 sq. ft. – Gross)
With Substantial Frontage to North Parade & Rear Frontage to Rawson Road
The property is considered suitable for owner occupation or has significant
potential for redevelopment, subject to appropriate consents being obtained**

PRICE – Offers in the Region of £650,000 Subject to Contract



**CHARTERED SURVEYORS &
COMMERCIAL PROPERTY CONSULTANTS**

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LOCATION

The property occupies a prominent and visible location with substantial frontage to North Parade, return frontage to Oastler Square and rear access from Rawson Road. The property is in an established commercial area of the city, and an area rapidly improving with the development of a number of niche bar, restaurant and other occupiers including The City Gent, The Record Café, The Sparrow, The Peacock Bar, Wireless Bar etc. Other occupiers in the immediate vicinity include Locate Properties, Bradford Camera Exchange, Greys Nursing, Staff Force (Bradford), Biscayne Properties, and Sing Kee Supermarket.

The property is adjacent to the Oastler Shopping Centre & Market, which is earmarked for redevelopment as a result of the relocation of the market to the proposed scheme on Darley Street.

DESCRIPTION

The property comprises a substantial part 3, part 4-storey with basement department store building, constructed in 1888 and having substantial retail frontage to North Parade, with additional frontage and access to Oastler Square and Rawson Road.

The property is comprised of a series of buildings of varying size and ages, all interlinking at various levels, to provide large retail/department store premises.

Due to the nature and size of the property, it is considered potentially suitable either for owner occupation or for redevelopment, perhaps for residential purposes (subject to planning consent etc.) to provide a number of apartments. Further information in relation to capacity studies etc. are available upon request.

ACCOMMODATION

The property comprises a series of 6 buildings, all interlinking but in total providing approximately 3,729.75 sq. m. (40,147 sq. ft.) of accommodation, with main access from North Parade and loading, rear access for delivery purposes from Rawson Road. The site is fully developed, and the vast majority of the accommodation is currently used for retailing purposes with ancillary storage etc. by Boyes Department Store who are seeking to relocate.

RATING ASSESSMENT

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

Description: Shop & Premises
Rateable Value: £108,000

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

Offers are invited in the region of £650,000 – Subject to Contract – for the freehold interest with full vacant possession – Plus VAT.

VAT

The property sale will be subject to VAT at the usual rate.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating is:-

B - 50

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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