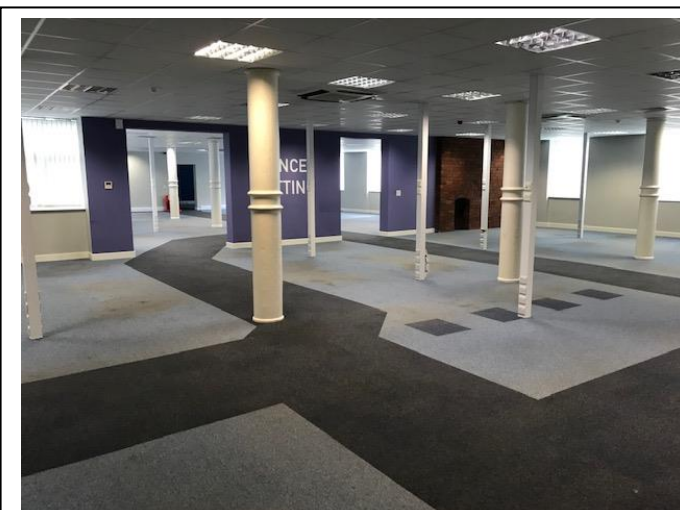
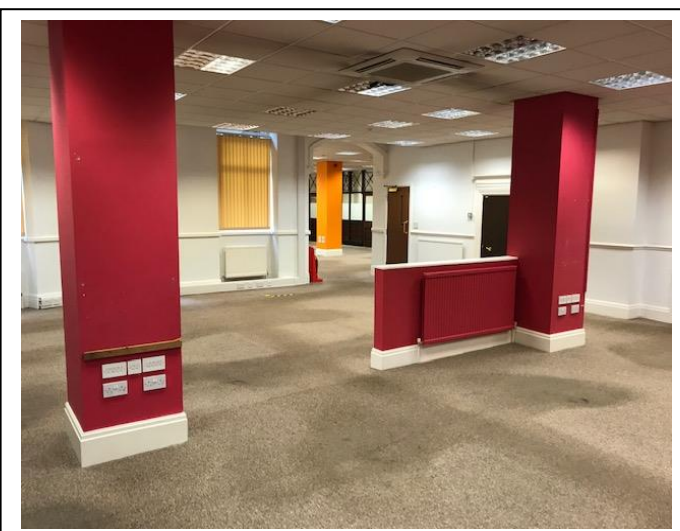




PRELIMINARY PARTICULARS
Forward House – 8 Duke Street
Bradford, BD1 3QX



FOR SALE/TO LET

Substantial Refurbished Office Accommodation Extending over Ground and First Floor Levels, to Provide a Total Net Internal Floor Area of Approx. 1,559.18 sqm (16,783 sqft)
Suitable for Owner Occupation or Development (Subject to Planning)

RENT: £75,000 Per Annum Exclusive
PRICE: £650,000 Subject to Contract

Forward House – 8 Duke Street, Bradford, BD1 3QX

LOCATION

The property occupies a prominent corner position at the junction of Duke Street and Upper Piccadilly, close to the shopping areas around Darley Street and the Kirkgate Shopping Centre. The surrounding area is a mix of secondary retail, offices and residential. The Kirkgate Centre has recently announced the opening of the new TJ Hughes Department Store and Boyes Department Store. Nearby on Darley Street is the former Marks & Spencer building, which has been acquired by Bradford Council together with adjoining buildings, to create a new "market lead" shopping development which will relocate the market from The Oastler Centre.

Nearby, a number of buildings have recently been converted to residential use, including the prestigious residential development at Manor Buildings by MMR Construction and, a number of other buildings including the reconstruction of Leeds House by the Priestley Group and developments on Piccadilly by the Sekhon Group. A large former office building on Piccadilly has now been converted to be occupied by a health care practice.

The property is close to the Forster Square Station and within easy walking distance of a number of car parks and all shopping amenities.

PROPERTY

The offices in Forward House comprises the Ground, First and Basement levels, of this substantial, presumably former Wool Warehouse and Office Building. The property includes the following specification:-

- Reception area, with security access divides
- Large open plan office areas
- Separate DDA compliant entrance and wheelchair lift
- Air conditioning units
- Powder coated thermally insulated aluminium double glazing
- Suspended ceilings with recessed lighting
- Toilet facilities on each floor and disabled access toilets at ground floor level
- Shower facilities on first floor
- Archive storage area
- Individual meeting rooms in reception area
- Feature private offices utilising attractive timber partitioning
- Skirting trunking

ACCOMMODATION

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

Ground Floor	588.26 sqm	(6,332 sqft)
First Floor (Offices)	786.42 sqm	(8,465 sqft)
First Floor (Archive Stores)	184.50 sqm	(1,986 sqft)
Total Net Internal Area (Excluding Terrace)	1,559.18 sqm	(16,783 sqft)

RATING ASSESSMENT

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

Description: Offices and Premises
Rateable Value: £82,000

The Uniform Business Rate for 2019/2020 is 50.4 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.

PLANNING

The property has last been occupied for office purposes and, we understand that this forms part of a Listed building. We believe the property may be suitable for conversion to provide residential apartment units, subject to appropriate planning consent being granted.

LOWER GROUND FLOOR AREA

The lower ground floor area which is currently let for storage may be available if required as part of the long leasehold sale, upon additional terms to be agreed.

LEASE

The property is offered to let on a new full repairing and insuring lease for a term to be agreed incorporating regular upward only rent reviews.

RENT

£75,000 per annum paid quarterly in advance, plus VAT, subject to lease.

VAT

VAT will be charged at the standard rate.

PRICE

The property is also available upon a long leasehold basis, for a term of 250 years, at a ground rent of £1. The sale would be subject to the normal service charge appropriate with a larger building on a long leasehold basis.

A price of £650,000 – Plus VAT – are sought for the long leasehold interest with full vacant possession.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been commissioned.

VIEWING

Strictly by prior appointment with the sole letting agents:-

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

(June 2019 / Amended November 2019 – 3132 / 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.

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