



**10 PARK GATE  
LITTLE GERMANY  
BRADFORD, BD1 5BS**



**FOR SALE**

**Attractive Grade II Listed Former Victorian Wool Warehouse  
Converted to Provide Office Accommodation across 3 Levels  
Extending to 515.78 sq. m. (5,552 sq. ft.)  
With On-Site Private Car Parking for 10 Motor Vehicles**

**PRICE: £325,000 – Subject to Contract**

# 10 PARK GATE, LITTLE GERMANY, BRADFORD, BD1 5BS

## LOCATION

Situated on the eastern fringe of Bradford City Centre, the property occupies a position between Park Gate and Burnett Street in an area of Bradford known as Little Germany which was once a hub for German shipping companies during the textile trade.

Immediate surrounding users are of a similar age and type and are utilised for a combination of commercial and residential purposes. The property is also within close proximity of the recently developed City Hub, The Broadway Shopping Centre, Bradford Leisure Exchange and Forster Square Train Station.

## DESCRIPTION

The property comprises an attractive Grade II Listed former Victorian wool warehouse occupying a site of approximately 0.06 hectares (0.149 acres).

The building is of a terraced type and 2-storey but offers accommodation across 3 levels due to its construction on a sloping site with its lower ground floor having principal access from Burnett Street. Its Park Gate frontage is set back providing off-road secure car parking for approximately 10 motor vehicles.

Originally constructed as a wool warehouse, the building has for many years been utilised as offices and offers a mix of open plan and cellular type accommodation, with WC and kitchenette facilities at each level.

## ACCOMMODATION

The property provides the following internal floor areas:-

Lower Ground Floor	168.44 sq. m.	(1,813 sq. ft.)
Ground Floor	184.74 sq. m.	(1,989 sq. ft.)
First Floor	162.60 sq. m.	(1,750 sq. ft.)

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<b>Approximate total Net Internal Floor Area</b>	<b>515.78 sq. m.</b>	<b>(5,552 sq. ft.)</b>
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## External

Secure car parking for 10 motor vehicles

## SERVICES

The property benefits from the provision of mains electric, water and drainage. No gas is currently available.

Heating to the property is provided via a ducted air conditioning system which can be independently controlled at each level.

Please Note: none of these services have been tested and prospective purchasers are advised to satisfy themselves as to their condition, type and suitability.

## RATING ASSESSMENT

The property has a number of assessments for Uniform Business Rates given its previous multi-occupied use further details of which are available on request.

## PLANNING

The property benefits from an established consent for its current use as office and premises and is Grade II Listed under Entry No. 1116398. It is also located within an existing Conservation Area.

The property is considered suitable for alternative uses to include possible residential redevelopment subject to the usual consents.

## TENURE

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

## PRICE

£325,000 Subject to Contract

## VAT

We are advised the property is not VAT registered.

## 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 selling agents:-

**Mark Brearley & Company – Tel: 01274 595999**

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**Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)**

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