



**GLYDE HOUSE
LITTLE HORTON LANE
BRADFORD, BD5 0BQ**



FOR SALE (Long Leasehold)

**Substantial and prominent Grade II Listed Building
Extending to 667 sq. m. (7,174 sq. ft.)**

Last utilised as a Bar, Events Space & Offices (A3, A4 & B1)

PRICE – Offers in the Region of £350,000

GLYDE HOUSE, LITTLE HORTON LANE, BRADFORD, BD5 0BQ

LOCATION

The subject property is located in a prominent position on Little Horton Lane on the periphery of Bradford City Centre within the heart of Bradford's leisure quarter. The National Media Museum is situated directly opposite and has recently been awarded a £6 Million investment to transform it into a major science-based attraction. In addition, the Alhambra Theatre is close-by along with the former Odeon building which is currently undergoing a £20 Million redevelopment by Bradford Live which will create Yorkshires third largest music and entertainment venue with a 4,500-seat auditorium. Furthermore, Bradford Ice Rink and the new Airbounce soft play and trampoline centre which has recently opened is situated directly opposite.

DESCRIPTION

The property consists of an impressive substantial Grade II listed building, constructed in 1861 and designed by Lockwood & Mawson. The property currently offers accommodation across three levels and was last utilised as a business centre at first floor and mezzanine levels with a bar and event space at the ground floor. The property benefits from planning consent for B1, A3 & A4 use although it may be suitable for a variety of uses.

Externally, the property benefits from high gated car parking for approximately 8 vehicles.

ACCOMMODATION

Ground Floor

Reception, Bistro, Kitchen,
Bar, Lounge etc. 302.90 sq. m. (3,260 sq. ft.)

First Floor

Individual partitioned offices 256.14 sq. m. (2,757 sq. ft.)

Mezzanine

Offices 107.40 sq. m. (1,156 sq. ft.)

**Total Approx. Net
Internal Floor Area 667.00 sq. m. (7,174 sq. ft.)**

RATING ASSESSMENT

The property is currently divided into 22 x separate units via the Valuation Office. Further information is available upon request.

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.

LONG LEASEHOLD INTEREST

The property is held on a long leasehold basis for a term of 99-years from the 1st October 1994 incorporating 5-yearly reviews to 66.6% of the rack rental value. The current ground rent is £25,000 per annum.

PRICE

Offers in the region of £350,000 – Subject to Contract – Plus VAT (if applicable)

VAT

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

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

As the property is Grade II listed, an Energy performance Certificate is not required.

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

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13 Park View Court, Shipley BD18 3DZ
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ
Tel: 0113 3891049