



**KINGDOM HALL
68 IDLE ROAD, BRADFORD, BD2 4NH**



FOR SALE

Former Kingdom Hall Premises

Extending to a Total Gross Internal Floor Area of Approx. 254.18 sq. m. (2,736 sq. ft.)

Together with Car Parking for Approximately 17/18 Vehicles

**Suitable for other D1 (Non-Residential Institutions) Uses or other uses - Subject to
Appropriate Planning Consent being granted**

PRICE – Offers in Excess of £200,000 – Subject to Contract

KINGDOM HALL, 68 IDLE ROAD, BRADFORD, BD2 4NH

LOCATION

The property is situated with frontage to Thirlmere Gardens and accessed from Idle Road. It is adjacent to M A Carpets & Furniture, and nearby occupiers include Delta Cars taxi office. The property is conveniently situated close to Valley View Grove (A6177 - Bradford Outer Ring Road) and nearby is The Malt Kiln Public House together with a few other commercial businesses predominantly fronting onto the Ring Road.

The surrounding properties are predominantly residential in nature, with access from Thirlmere Gardens.

DESCRIPTION

The property comprises Kingdom Hall of Jehovah's Witnesses, which was originally constructed as a Wesleyan Chapel and has apparently been subsequently altered, amended and refurbished/extended to provide the current Kingdom Hall.

The main part of the ground floor is given over to the meeting hall, which benefits from an air movement system, suspended ceilings and recessed fluorescent lighting installation. The ground floor also incorporates a well-presented kitchen, disabled and other toilet facilities.

A mezzanine level has been installed, which provides toilet facilities together with a small first floor library/meeting area and a large roof space.

Externally, the property has a good-sized car park for approximately 17/18 vehicles.

ACCOMMODATION

The property offers the following gross internal floor areas:-

Ground Floor	206.80 sq. m.	(2,226 sq. ft.)
Mezzanine/First Floor	47.38 sq. m.	(510 sq. ft.)
Approximate Total Gross Internal Floor Area	254.18 sq. m.	(2,736 sq. ft.)

External

Car parking for approximately 17/18 vehicles.

RATING ASSESSMENT

The property is not listed for rating purposes as it is exempt from payment of rates.

PRICE

Offers are invited in excess of £200,000 – Subject to Contract – for the freehold interest with vacant possession (Plus VAT – if appropriate)

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

The property is currently a place of worship and an Energy Performance Certificate is not required.

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

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