



***“Preliminary Particulars”***  
**47/53 WELL STREET**  
**BRADFORD, BD1 5PS**



**TO LET**

**Large Listed Office Building**

Providing a total of up to 3,892 sq. m. (41,894 sq. ft.) with Basement Car Parking.  
The property is to be refurbished to a high standard, to include full central heating,  
comfort cooling, suspended ceilings with LED lighting and raised access floors.  
Available in Suites ranging from 165 sq. m. (1,776 sq. ft.)

**RENT: Upon Application – Plus VAT**



CHARTERED SURVEYORS &  
COMMERCIAL PROPERTY CONSULTANTS

# 47/53 WELL STREET, BRADFORD, BD1 5PS

## LOCATION

The property occupies a prestigious location, in the heart of Bradford City Centre, immediately adjacent to the Well Street entrance to The Broadway Shopping Centre, close to the large Debenhams department store and near to Mark & Spencer, the popular food court and many other national retailers. The Broadway Shopping Centre now also includes a cinema operated by The Light and associated restaurants which include Zizzi, Pizza Express, Frankie's Burgers etc.

Office occupiers nearby include Schofield Sweeney Solicitors, Freeman Grattan Holdings, Congregational Insurance/ Integra Insurance Solutions, Bradford/West & North Yorkshire Chamber of Commerce and Willisroft & Co Solicitors.

A short distance to the south are Bradford Combined Court Centre, Bradford County Court, The Great Victoria Hotel and St Georges Hall. The property is a short walk from both Bradford Interchange to the south and Forster Square Station a few hundred yards to the north-west.

Car parking is available in The Broadway Shopping Centre car park nearby.

## PROPERTY

47/53 Well Street is a Grade II listed building, which was apparently constructed by Eli Milnes, between 1865 and 1869. The building was comprehensively reconstructed in the early 1990's, to provide high quality office accommodation.

The property was originally refurbished and reconstructed to a high standard, including the complete rebuilding, using a steel framework, and installation of structural solid floors.

Refurbishment of the internal finishes to take place to provide a good standard of accommodation, including:

- New reception areas, with DDA compliance
- Three access passenger lifts
- Timber full access raised floor
- Gas Fired Central Heating, with comfort cooling
- Timber double glazing
- Suspended ceilings with LED lighting
- Modern high-quality toilet facilities on each floor
- Rear loading bay and storage areas, bin store, and basement car parking (17 Spaces)

## TERMS

The property is offered to let as a whole or in suites on new FRI leases for terms to be agreed incorporating regular upward only rent reviews.

## ACCOMMODATION

FLOOR	SQ M (NIA)	SQ FT (NIA)
Basement – car parking	-	-
Ground (47 Well St)	165.00	(1,776)
First	648.00	(6,976)
Second	769.00	(8,277)
Third	771.00	(8,299)
Fourth	773.00	(8,320)
Fifth	766.00	(8,246)
<b>TOTAL NET INTERNAL AREA</b>	<b>3,892.00</b>	<b>(41,894)</b>

## RENT

Upon Application – depending upon size and scale of accommodation required.

## RATING ASSESSMENT

The suites will require reassessment upon occupation for rating purposes.

The Uniform Business Rate for 2019/2020 is 50.4 pence in the £.

Due to transitional relief provisions and personal circumstance of prospective tenants, interested parties are advised to check with the Local Rating Authority as to their current rates liability.

## VAT

VAT will be charged at the standard rate.

## LEGAL COSTS

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

## EPC

The property has an Energy Performance Rating of:-

E - 121

## VIEWING

Strictly by prior appointment with the sole letting agents:-

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

**Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)**

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

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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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