



**Former St Anne's School
Guy Street / Edward Street
Bradford, BD4 7BB**



TO LET / FOR SALE

Former School Building

**Converted to Provide Warehousing, Manufacturing, Office & Storage
Accommodation With Trade Counter & Yard area**

Total Gross Internal Floor Area 935.80 sqm (10,073 sqft)

RENT: £42,500 Per Annum – PRICE: £465,000 (Plus VAT)

Former St Anne's School – Guy Street / Edward Street, Bradford, BD4 7BB

LOCATION

The property is situated with frontages to both Guy Street and Edward Street, just off Bolling Road, close to the junction of Bolling Road with Wakefield Road (A650) on the southern periphery of Bradford City Centre. The property is situated in an established commercial/industrial area, close to Bradford Outer Ring Road (Croft Street – A647) and near to the Shipley Airedale Road which adjoins Wakefield Road and which provides access to both the south including Bradford Outer Ring Road (A6177), the M606 at Staithgate and, through to the north via Canal Road to Shipley, Keighley, Guiseley and beyond.

The property therefore has excellent communications by road and is situated only a few hundred yards to the south of Bradford Interchange, providing good rail communications. Nearby occupiers include HQ Banqueting Suite, Frank Key Tool Hire, JSL Bathrooms, Print Plus UK, Cartec of Bradford, Rapide Products etc.

DESCRIPTION

The property comprises a former school building, which has been converted at ground floor to provide warehousing and manufacturing and includes a number of mezzanine floor areas. The warehousing has been extended into the adjoining building, and there is a single storey building utilised for trade counter purposes and further storage. The first floor is fitted out as office accommodation and, the property includes a yard area for loading, car parking etc with access from Guy Street.

ACCOMMODATION

The property provides the following approximate gross internal floor areas:-

Former School Building

Ground Floor	320.51 sqm	(3,450 sqft)
Mezzanine	64.57 sqm	(695 sqft)
First Floor	282.42 sqm	(3,040 sqft)

Office/Reception Extension

Ground Floor	69.31 sqm	(746 sqft)
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School Extension

Ground Floor	99.50 sqm	(1,071 sqft)
First Floor	99.50 sqm	(1,071 sqft)

Total Gross Internal Floor Area Approx.	935.80 sqm	(10,073 sqft)
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External

Yard/car parking area with access from Guy Street

RATING ASSESSMENT

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

Description:	Warehouse and Premises
Rateable Value:	£19,750

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.

LEASE TERMS

The property is offered to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£42,500 per annum

PRICE

Offers are invited in the region of £465,000 subject to contract for the freehold interest with vacant possession (plus VAT).

VAT

The property is registered for VAT and VAT will be charged on both the rent and the purchase price at the standard rate.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:-

E - 105

VIEWING

Strictly by prior appointment with the sole agents:-
Mark Brearley & Company – Tel: 01274 595999
Email: enquiries@markbrearley.co.uk
Web Site: 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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