



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



FOR SALE / TO LET

**Substantial Former Church Building
Converted for Warehousing, Manufacturing, Offices, Stores Etc
Extending to a Total Gross Internal Floor Area of Approximately
920.28 sqm (9,901 sqft)**

RENT: £40,000 Per Annum – PRICE: £400,000 – Subject to Contract

Former St Anne's Church – 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 substantial former Church building, occupying a corner position at the end of Guy Street. The main Church building was last utilised for warehousing and manufacturing and incorporates a large mezzanine floor level. The remainder of the building is principally utilised for offices, together with a ground floor office/reception extension and a former house, together with a small staff area extension. The property also incorporates a yard area with access from Guy Street.

ACCOMMODATION

The property comprises the following approximate principle gross internal floor areas:-

Main Church Building

Ground Floor	473.06 sqm	(5,092 sqft)
Mezzanine	To be removed by the tenant	
Basement	125.70 sqm	(1,353 sqft)

Office/Reception Extension

Ground Floor	32.89 sqm	(354 sqft)
First Floor	32.89 sqm	(354 sqft)

Former House/Offices

Ground Floor	58.90 sqm	(634 sqft)
First Floor	58.90 sqm	(634 sqft)
Second Floor	58.90 sqm	(634 sqft)
Third Floor	58.90 sqm	(634 sqft)

Extension

Ground Floor	19.70 sqm	(212 sqft)
Total Gross Internal Floor Area Approx.	920.28 sqm	(9,901 sqft)

External

Yard 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

£40,000 per annum

PRICE

£400,000 subject to contract for the freehold interest with vacant possession upon completion.

VAT

The property is not elected for VAT and VAT will not be charged on either the rent or purchase price.

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 - 114

VIEWING

Strictly by prior appointment with the sole agents:-
Mark Brearley & Company – Tel: 01274 595999
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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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