



On the instructions of the Liquidator of Absolute Living Developments Limited  
**OLICANA HOUSE,  
CHAPEL STREET, LITTLE GERMANY  
BRADFORD, BD1 5RE**



## **FOR SALE**

**Substantial part completed residential development/refurbishment extending to a total Gross Internal Area of approx. 7,468.00 sqm (80,385 sqft), with permitted development consent for 138 apartments (22 constructed) – Subject to 12 Long Leasehold Sales  
PRICE – Offers Invited**

# OLICANA HOUSE, CHAPEL STREET, LITTLE GERMANY, BRADFORD, BD1 5RE

## LOCATION

The property is situated within the Little Germany Conservation Area, on the eastern periphery of Bradford City Centre. The building itself is an island site, bordered by Chapel Street, Scoresby Street and Upper Park Gate, being just off the Shipley Airedale Road. The building is surrounded by a mixture of commercial and residential buildings, and occupiers in the immediate vicinity include Forster College, City Training Services, Person Professional Centres, Spectrum Computer Supplies, The City Hub and Willisroft & Co Solicitors etc. Also located nearby in Little Germany are also Schofield Sweeney Solicitors, Freemans, Grattan Holdings, Bradford Chamber of Commerce and Sunrise Radio.

Other buildings in the immediate vicinity have also been converted for residential purposes, including Tredwells Mill, Albion House and Hanover House.

The site is well located not only for the City Centre and The Broadway Shopping Centre, but also for pedestrian access through to both City Centre Stations, The Leisure Exchange and other major developments in the City Centre.

## DESCRIPTION

The original section of the building dates back 120 years and we understand the more recent extension to the western half of the site, was constructed in 1974. Olicana House comprises a traditional stone built multi-storey building, over 6 levels, together with a more recent steel or reinforced concrete framed building, clad with concrete panels over 7 storeys.

Both buildings have concrete floors, passenger lifts and service cores.

## ACCOMMODATION

The property extends over 7 floors and provides a total gross internal floor area of approx. 7,468.00 sqm (80,385 sqft). 22 Residential units have been converted within the building as part of the construction which has been undertaken. No warranties or other information, test certificates etc are available, and a purchaser should satisfy themselves as to the quality of construction, and compliance.

## External

Small yard & loading area

## SERVICES/COMPLIANCE

None of the services have been tested and prospective purchasers are advised to satisfy themselves as to their condition, type and suitability.

The purchaser should make their own tests, and enquiries to satisfy themselves that the property complies with all regulations.

## PLANNING

Permitted Development was granted under application ref: 14/0238/POR for a change of use from offices to residential purposes on 18 July 2014. We understand consent has been granted for an additional 19 Units.

Interested parties may obtain/download the planning information for the property from the Bradford Council Planning website and should satisfy themselves as to the planning status of the property.

## TENURE

The freehold interest in the property is offered for sale.

This is subject to 12 Long Leasehold disposals – further details on request.

## PRICE

Offers are invited on an unconditional basis, for the freehold interest. Subject to Contract

## VAT

We are advised the property is not VAT registered.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

The property historically benefits from an EPC Rating of "D"

## VIEWING

Strictly by prior appointment with the joint sole selling agents:-



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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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