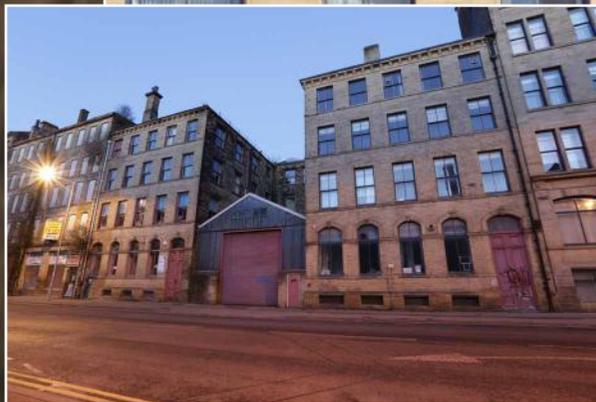


**MARK
BREARLEY
&
COMPANY**

FOR SALE Rare Development Opportunity in
Established Residential Location

**CANAL
30** APARTMENTS
BRADFORD - ENGLAND



**“READY TO GO” DEVELOPMENT WITH FULL DETAILED PLANNING
PERMISSION FOR 74 APARTMENTS WITH NO S106 OR CIL APPLICABLE**

28 - 32 Canal Road Bradford BD1 4BA



28 - 32 Canal Road Bradford BD1 4BA

Forster Square Railway Station	2 Minutes	Leeds City Centre	20 Minutes	🚗
Broadway Shopping Centre	3 Minutes	Manchester City Centre	1 Hour	🚗
National Media Museum	13 Minutes	London Kings Cross	3 Hours	🚗
University of Bradford	15 Minutes	Leeds Bradford Intl Airport	24 Minutes	✈️
Alhambra Theatre	14 Minutes	London	1 Hour	✈️
Santander HQ	14 Minutes	Glasgow	1 Hour 5 Minutes	✈️
		Paris	1 Hour 30 Minutes	✈️

LOCATION

Canal 30 occupies an edge of centre position, in an established and well-known predominantly residential area, on the northern periphery of Bradford City Centre. This part of Canal Road has recently been involved in significant development, including the redevelopment of the Empire Apartments, the reconstruction and extension of 2 Mill Street, developments of a number of other buildings in the immediate vicinity. Nearby is Bradford Central Travelodge, Napoleon's Casino and the recently refurbished Scorex House, this now provides good quality office accommodation for Bradford NHS. Other major businesses in the immediate vicinity include Exa Networks, La Redoute (UK) Ltd., Switalskis Solicitors and Connexions Bradford.

The property is a short distance to the north of The Broadway Shopping Centre which of course includes many national and local retailers as well as a large M&S store, and a Food Court.

A few hundred yards to the west is Bradford Forster Square Station, which provides an excellent service through to Leeds, Ilkley, Skipton and beyond.

The property is within easy walking distance of Forster Square Retail Park, which includes major retailers such as Boots, Pets at Home, DFS, Sports Direct, Currys PC World, Asda Living, McDonalds, Costa etc



DESCRIPTION

Canal 30 comprises a pair of former wool warehouse buildings, constructed predominantly of stone and slate, linked at the rear by a building of similar construction, together with a single storey workshop/warehouse between the two main buildings.

The property has the following gross internal floor areas:-

28 Canal Road	Sq M	Sq Ft
Lower Ground Floor	233.28	2,511
Ground Floor	233.28	2,511
First Floor	233.28	2,511
Second Floor	233.28	2,511
Third Floor	233.28	2,511
30 Canal Road		
Lower Ground Floor	52.77	568
Ground Floor	157.93	1,700
First Floor	52.77	568
Second Floor	52.77	568
Third Floor	52.77	568
32 Canal Road		
Lower Ground Floor	217.67	2,343
Ground Floor	217.67	2,343
First Floor	217.67	2,343
Second Floor	217.67	2,343
Third Floor	217.67	2,343
Total Gross Floor Area (approx.)	2,623.76	28,242

PLANNING CONSENT

Canal 30 benefits from an extant planning consent for conversion to residential development. The consent is referenced 15/07369/MAF. The consent is for the demolition of lean-to metal shed and removal of roof. Conversion/new built to create 74 apartments with new infill framed courtyard and two new floors on top of building and creation of car parking and bin store to rear. A start on site has been undertaken and further information etc. is available upon request or from the Bradford Planning Portal.

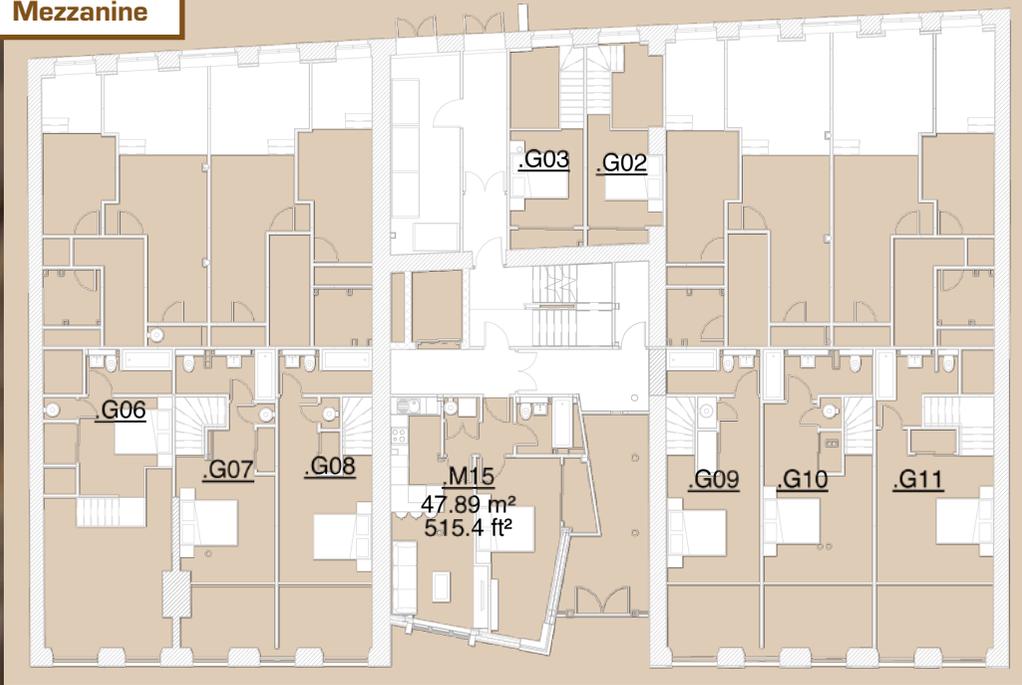
NO S106 OR CIL APPLICABLE



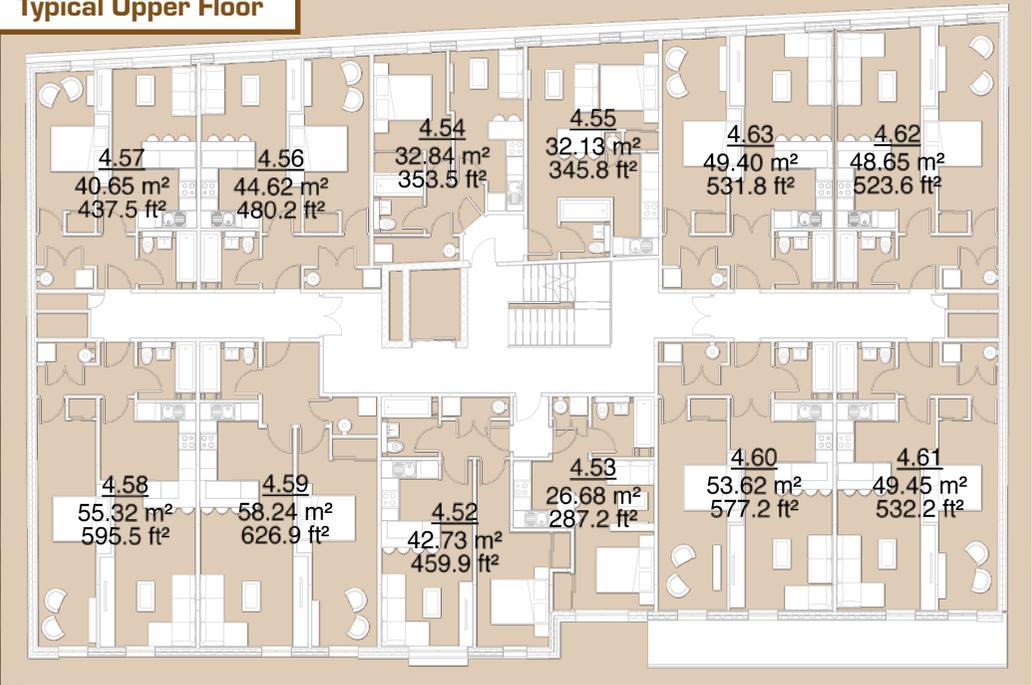
[Click here for marketing brochure](#)

CANAL
30
APARTMENTS
BRADFORD - ENGLAND

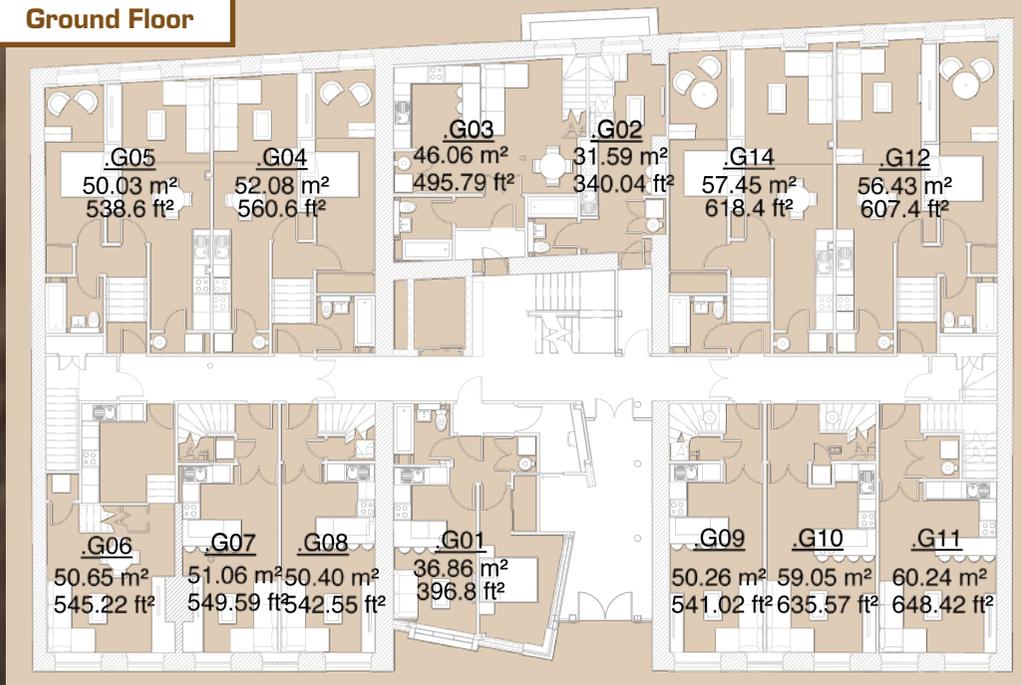
Mezzanine



Typical Upper Floor



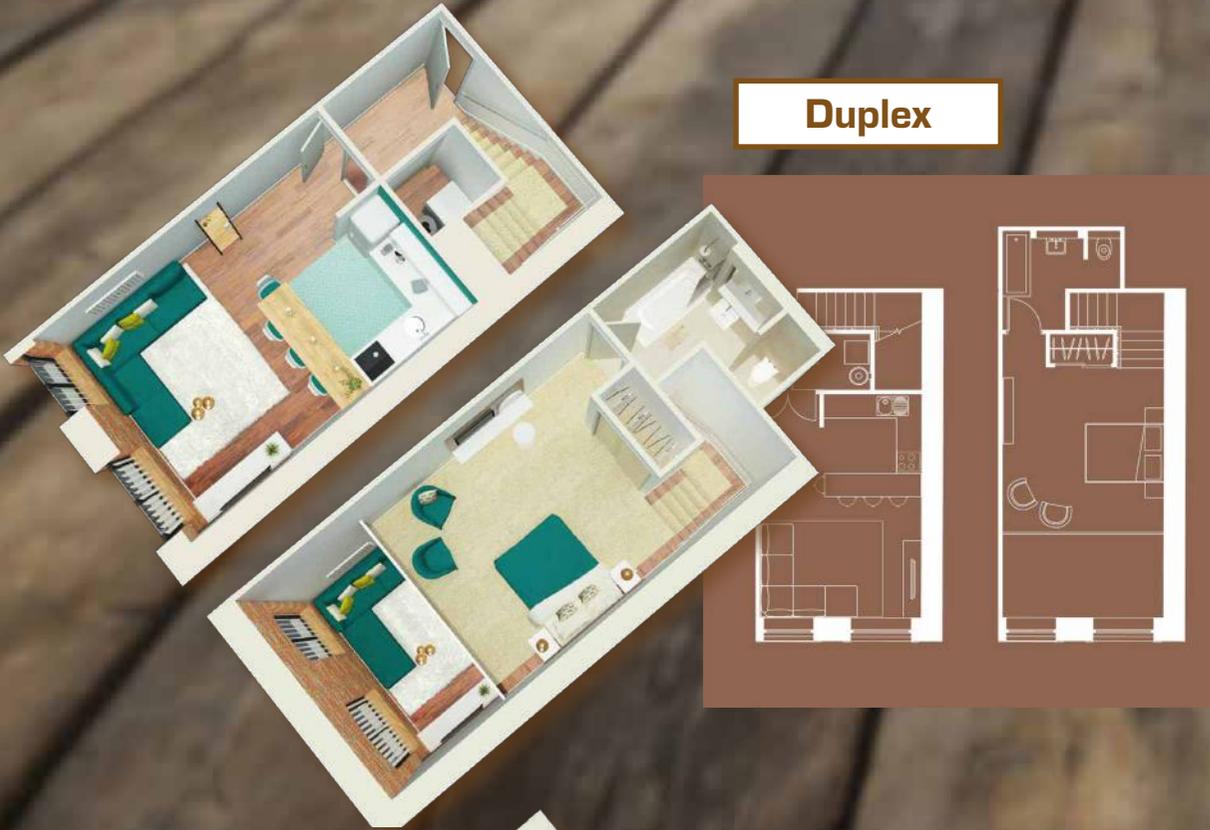
Ground Floor



PROPOSED FLOOR PLANS

	Duplex	Executive	Studio 1	Studio 2
Ground Floor	8	5		
Mezzanine	(8)	1		
First Floor		9	1	2
Second Floor		9	1	2
Third Floor		9	1	2
Fourth Floor		9	1	2
Fifth Floor		9	1	2
TOTAL	8	51	5	10

Duplex



Studio One



Executive



Studio Two



BRADFORD

Population

- Bradford is the 4th largest metropolitan authority in England with a growing population of 531,000.
- 23.7% of the population are aged under 16 compared with 18.8% nationally making Bradford the youngest city in the UK.

Economy size

- Bradford has a big economy worth over £9.5bn, the eighth largest in England and the third largest in the Yorkshire region after Leeds and Sheffield.
- Bradford's economy is growing fast. GVA increased by 3.7% between 2014 and 2015, outpacing national growth of 2.6% and Leeds City Region growth of 3.4%.
- The Bradford economy is set to grow by around 25% over the next decade and will contribute 15.4% of the total growth within the Leeds City Region to 2020.



Bradford City Centre

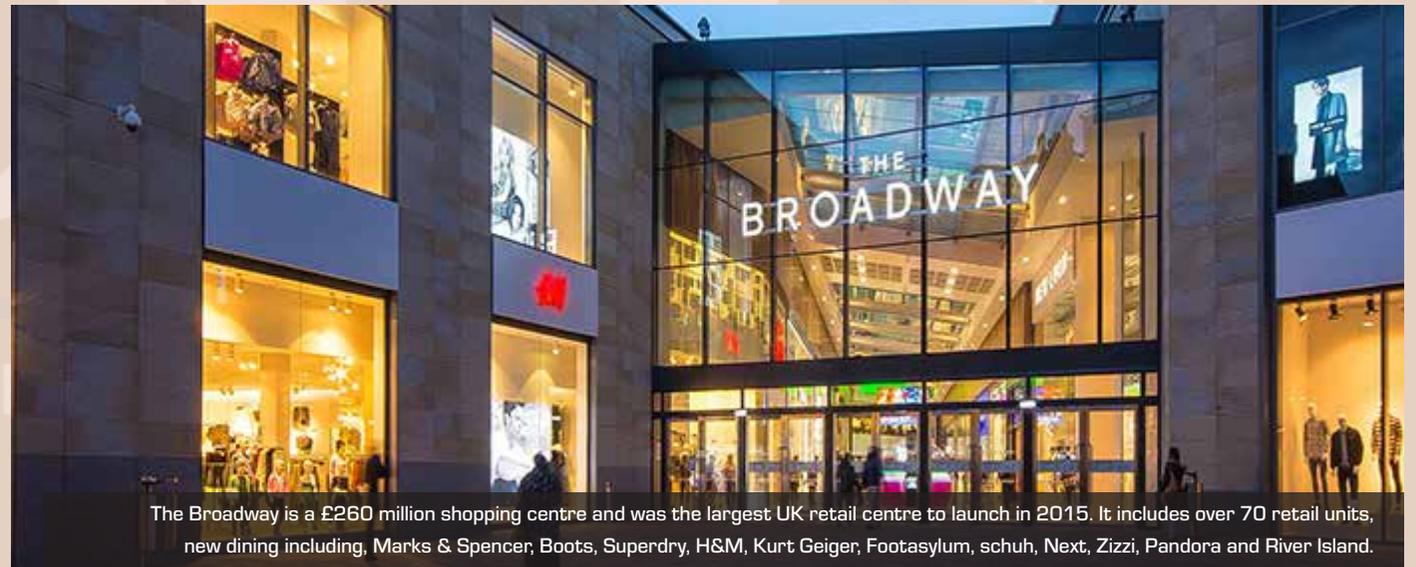
- The city centre remains the key location for employment in the district, particularly office based employment. There are 33,500 jobs located in Bradford city centre which is one in six jobs in Bradford. There are 10,700 jobs in financial and business services, 10,500 in the public sector, 3,800 in retail and 1,700 in accommodation and food services based in the city centre.
- Bradford's city centre is a top UK retail centre generating £423 million of comparison retail expenditure in 2015 according to CACI Retail Footprint data. The development of The Broadway shopping centre has brought a whole new dimension to the city, accelerating the city's retail ranking by 29 places and drawing in millions more shoppers into the city centre.
- Bradford city centre has seen over £1 billion of investment in the city over the last seven years including the Broadway shopping centre, the Southgate office development and three new hotels.
- Bradford's City Centre Growth Zone has supported 160 companies to create 625 new jobs stimulating £15 million of capital investment in the city and bringing 47 vacant properties into use.
- City Centre footfall has risen and more 20 new cafes, bars and restaurants have opened in last three years.

Commuting flows

- 46,000 people commute between Bradford and Leeds each day, the largest flow between any two cities in the UK. Bradford receives a significant net inflow of commuters from Kirklees and Calderdale.

Visitor economy

- Bradford has been designated the world's first UNESCO City of Film, Bradford is a thriving cultural destination with a packed events calendar, award winning museums and galleries and impressive theatres. Saltaire model village is one of only two World Heritage sites in Yorkshire while the National Science and Media Museum in the city centre is among the most visited museums outside London averaging 650,000 visitors a year.
- An estimated 9.2 million people visit the district each year. The volume of staying trips into the district is estimated at 626,000 trips per year, 91% of which are made by domestic visitors and 9% by overseas visitors. Staying visitors spend an estimated 2.4 million nights in the district. Bradford theatres attract 380,000 visits a year.



The Broadway is a £260 million shopping centre and was the largest UK retail centre to launch in 2015. It includes over 70 retail units, new dining including, Marks & Spencer, Boots, Superdry, H&M, Kurt Geiger, Footasylum, schuh, Next, Zizzi, Pandora and River Island.



28 - 32 Canal Road Bradford BD1 4BA

TENURE

Freehold

ENERGY PERFORMANCE CERTIFICATE (EPC)

Due to the nature of the property, which is sold for development purposes, an Energy Performance Certificate is not required.

PRICE

£1,500,000 - Subject to Contract with full vacant possession

VIEWING & FURTHER INFORMATION

Strictly by prior appointment with the selling agents:

MARK BREARLEY & COMPANY:

T: 01274 595999

E: enquiries@markbrearley.co.uk

W: www.markbrearley.co.uk



**MARK
BREARLEY
&
COMPANY**

01274 595999

MIS REP: Mark Brearley & Co give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without an responsibility and any intending Purchasers, or Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Mark Brearley & Co has any authority to make any representation or warranty whatever in relation to this property.
Dec 2020. conemarketing.co.uk