

sharma
williamson

Chartered Surveyors
Commercial Property Agents

OF INTEREST TO INVESTORS, OWNER OCCUPIERS, ETC.

15/17 North Parade
BRADFORD
BD1 3JL



INVESTMENT FOR SALE

- Attractive City Centre Property with Current Rent (Inc Management Charges) of £26,537. 50 pa
- Potential Rental Income of £36,288 pa.
- Sale Price: **£325,000 – No Vat**
- **Current Yield 8.2%; Potential Yield – 11.2%**
- Situated in the Heart of Bradford's Independent Quarter.

W: www.sharmawilliamson.co.uk

E: info@sharmawilliamson.co.uk

T: 01274 759955





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SITUATION

The premises are situated upon North Parade in the heart of the popular "Independent Quarter" characterised by several bars (The Peacock, Record Café etc.) as well as niche retailers and professional service providers.

The Council have recently carried out various visitor friendly improvements to North Parade including landscaping, external seating areas etc.

Metered car parking is permitted upon North Parade.

PROPERTY/ACCOMMODATION

The property comprises a mid-terrace double fronted commercial building of 3 storey (plus attic) construction with distinctive attractive stained glass features to the front elevation.

The premises provide the following accommodation and approximate net internal floor areas:-

	Sq m	Sq ft
<u>Ground floor</u>		
Bar / sales area	114.0	1227
<u>Basement</u>		
Beer cellar	25.4	273
<u>First floor offices</u> (currently vacant)		
Communal male/female WCs	-	-
Modern and open plan offices with partitioned Director's office and server room	85.8	924
<u>Second floor (let to Gazelle Travel)</u>		
Staff kitchen	11.0	118
Suite 1	30.6	329
Suite 2	40.9	440
<u>Attic</u>		
Stores	57.7	621

LEASE SUMMARY

See next page

SALE PRICE

Offers in the region of £325,000 are sought – Subject to Contract and existing Lease Agreements.

BRADFORD CITY CENTRE GROWTH ZONE

We believe the premises are situated within the Growth Zone and as such, the occupier of the premises may be eligible for financial assistance. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following link

<https://www.investinbradford.com>

VAT

We are advised by our clients that VAT will not be chargeable on the sale price, however our clients reserve the right to do so, if appropriate.

ENERGY PERFORMANCE CERTIFICATE

See page 3.

LEGAL COSTS

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

VIEWING

By contacting the sole agents:-

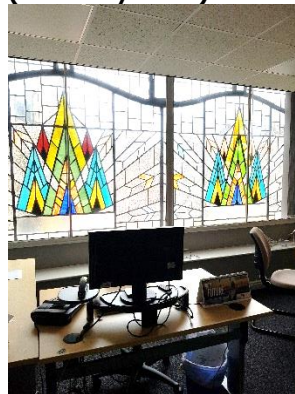
Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Web: www.sharmawilliamson.co.uk

(February 2024)



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4. No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.
5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).

LEASE SUMMARY

Property	Lease Summary	Rental Income	Rateable Value (2023)	EPC Rating (whole building)
Ground floor (with basement)	Recently let on a 3 year lease (commenced June 2023) with break clause at the 2 nd anniversary (June 2025). Effective FR&I Lease. New limited company with Personal Guarantor.	£18,500 pa plus 7.5% management charge. Total: £19,888 pax	£12,000	D
First floor	Currently vacant.	Currently marketed at £9,000 pax plus £750 pa management charge. Total: £9,750 pax	Rated together with 2 nd floor at £7,700 pax	D
Second floor	Let to Gazelle Travel Ltd (Co No: 01526617) on a 3 year lease commenced Dec 2022 (expiring Dec 2025). Break clause in June 2024 (with 3 months written notice). Effective FR&I lease. N.B. The tenants have served their break notice intending to vacate the premises in June 2024.	£6,000 pa plus £650 fixed management charge. Total: £6,650 pax	Rated together with 2 nd floor at £7,700 pax	D
Total Rent Received including Management Charges				£26,537.50 pa
Total Potential Rental if Fully Let (plus Management Charges)				£36,288.00 pa

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