

sharma  
williamson

Chartered Surveyors  
Commercial Property Agents

\*Of Interest to Owner Occupiers, Investors etc.\*

# 4-6 North Parade BRADFORD BD1 3HT



## FOR SALE

- Fully Renovated City Centre Commercial Premises
- In the Heart of Bradford's Popular "Independent Quarter"
- Ground Floor of **113.6 sq m (1223 sq ft)** with One Bedroomed Basement Apartment/Store
- Reduced from £200,000 to **£189,950**

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**SITUATION**

The premises are situated in the heart of the "Independent Quarter" being particularly popular with bars (Dime Bar, The Beer House, The Sparrow, Plonk, (The Record Café etc.). Boyes Department Store and the Oastler Centre are all in the immediate locality.

Metered parking is permitted upon North Parade.

**PROPERTY/ACCOMMODATION**

The property which is Grade 2 Listed, comprises a double fronted commercial unit which has recently been comprehensively refurbished to provide the following amenities:-

- Modern/contemporary decorations
- Automated electric shutters
- Staff WCs
- Alarm entry system
- Well configured sales area
- Central heating throughout

The premises provide the following approximate dimensions and net internal floor areas.

Gross frontage	11.2m	36' 10"
Net frontage	9.4 m	30' 10"
Internal width (max)	9.8 m	32' 2"

**Sq m      Sq ft**

Ground floor

Sales area	95.0	1023
Extended sales area/clinic	9.7	104
Kitchen	8.9	96

Basement

Modern 1 bedroom living accommodation and stores	113.7	1224
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**RATING**

We are verbally informed by Bradford Business Rates Offices that the property is assessed for rating purposes as follows (2023 Rating List):

	Rateable Value	Rates Payable
<b>Unit 1</b>	£4,950	£2,470
<b>Unit 2</b>	£7,900	£3,942

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

The living accommodation will attract Council Tax liability.

**SALE PRICE**

**£189,950** (WAS £200,000) for the virtual freehold interest (remainder of a 999 year ground lease having commenced in 2013).

Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
3. None of the building services or service installations have been tested and are not warranted to be in working order.
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).

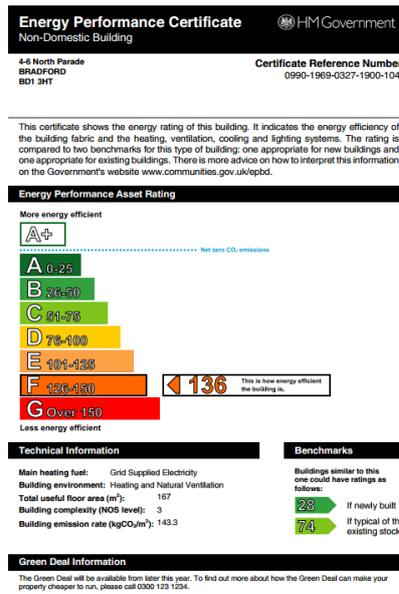
**BRADFORD CITY CENTRE GROWTH ZONE**

We believe the premises are situated within the Growth Zone and as such, the occupier of the premises may be eligible for financial assistance with matters such as business rates, recruitment etc. For further information please contact Invest in Bradford on 01274 437727 or go to <https://www.investinbradford.com/support/city-centre-business-growth-scheme/>

**LEGAL COSTS**

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

**ENERGY PERFORMANCE CERTIFICATE**



**VAT**

We are advised by our clients that VAT will not be chargeable on this transaction (however they reserve the right to do so).

**VIEWING**

By contacting the sole agents:-

**Sharma Williamson**

**Tel: (01274) 759955**

**Email: [info@sharmawilliamson.co.uk](mailto:info@sharmawilliamson.co.uk)**

**Web: [www.sharmawilliamson.co.uk](http://www.sharmawilliamson.co.uk)**

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