

Starkeys

Chartered Surveyors

**RETAIL & OFFICE INVESTMENT PREMISES
CATHEDRAL HOUSE
26/28 CHURCH BANK
BRADFORD**

REDUCED PRICE



- Current gross income of £43,894 per annum
- Potential to increase rent from letting of communal meeting room
- Prominent location fronting Church Bank on the edge of the Little Germany Conservation Area and close to the Broadway Shopping Centre

FOR SALE - £300,000

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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**RETAIL & OFFICE INVESTMENT PREMISES
CATHEDRAL HOUSE
26/28 CHURCH BANK
BRADFORD**

1. LOCATION:

The premises are situated on Church Bank (A658), on the edge of the Little Germany Conservation Area, close to Bradford city centre. The property is situated in a mixed use area being opposite Bradford Cathedral and within close proximity to the Broadway shopping centre. In Little Germany there are former wool warehouses, several of which have been converted for a variety of uses including offices and residential.

2. GENERAL DESCRIPTION:

The premises provide a modern property comprising accommodation over basement, ground, upper ground, first, upper first and second floor levels.

To the Church Bank frontage the property has been clad in timber and has a pitched mansard slate covered roof incorporating sliding metal doors to a patio area. At first floor level are extensive aluminium framed windows. Access to the office accommodation is provided at ground level by an aluminium door. To the ground floor retail unit/café is a large display window.

The ground floor, which is currently used as a café bar, has a part wood and part vinyl floor, recessed spotlighting and a Toshiba air conditioning unit. To the rear is a disabled WC.

The basement, which is occupied by the tenant of the ground floor café bar provides storage which has been tanked out and has the benefit of a central heating radiator and a cleaner's sink.

The upper ground floor provides a meeting room and office which generally have carpeted floors, suspended ceilings with recessed lighting and central heating radiators. There are also separate ladies and gents WC facilities.

The first floor provides two office suites with large windows to Church Bank. There is also a communal kitchen.

The upper first floor provides an office suite incorporating timber double glazed skylights and houses a small kitchen area.

The second floor provides two suites with sliding doors leading to patio areas to the Church Bank frontage. Within one of the suites there is a fitted base unit and a single drainer stainless steel sink unit. Also at second floor level is a shower room/WC.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:-

BASEMENT

Cellar 1	12.82m ² (138 sq. ft.)
Cellar 2	15.98m ² (172 sq. ft.)
TOTAL BASEMENT FLOOR AREA	28.80M² (310 SQ. FT.)

GROUND FLOOR

Café Bar	32.79m ² (353 sq. ft.)
Disabled WC	

UPPER GROUND FLOOR

Gents WC	
Ladies WC	
Office/Store	9.29m ² (100 sq. ft.)
Office (Suite 2)	23.32m ² (251 sq. ft.)
TOTAL UPPER GROUND FLOOR AREA	32.61M² (351 SQ. FT.)

FIRST FLOOR

Kitchen	6.78m ² (73 sq. ft.)
Office (Suite 3)	27.68m ² (298 sq. ft.)
Office (Suite 4)	35.77m ² (385 sq. ft.)
TOTAL FIRST FLOOR AREA	70.23M² (756 SQ. FT.)

UPPER FIRST FLOOR

Office (Suite 5)	38.09m ² (410 sq. ft.)
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SECOND FLOOR

Shower Room/WC

Office (Suite 6)	30.56m ² (329 sq. ft.)
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Office (Suite 7)	32.14m ² (346 sq. ft.)
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TOTAL SECOND FLOOR AREA	62.70M² (665 SQ. FT.)
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4. SERVICES:

We understand the premises benefit from all mains services and are heated by gas central heating. The ground floor café bar has some air conditioning.

We have not examined any of the services in any detail and can make no warranty as to their effectiveness or otherwise.

5. RATING:

The rating authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office website which states the premises are subject to the following assessments:

Suite 1 – Rateable Value £3,500 (Café and Premises)

Suite 2 – Rateable Value £2,950 (Offices and Premises)

Suite 3 – Rateable Value £2,900 (Offices and Premises)

Suite 4 – Rateable Value £3,250 (Offices and Premises)

Suite 5 – Rateable Value £3,500 (Offices and Premises)

Suites 6 & 7 – Rateable Value £5,000 (Offices and Premises)

The Uniform Business Rate for 2025/26 is £0.499.

The above information was obtained from the Valuation Office website and interested parties must make their own enquiries to verify the information provided.

6. TENURE:

We understand that the property is of freehold tenure.

7. TENANCIES:

The premises currently produce a total gross income of £43,894 per annum. A schedule of tenancies is attached.

8. TERMS:

The premises are offered for sale, subject to the existing tenancies, at £300,000.

9. EPC:

The premises have an Energy Rating of C (56).

10. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY**

**ANDREW WARD MRICS
TEL:- 01274 307910**

Amended 6 May 2025

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract.
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3. No person in the employment of Messrs Starkeys has any authority to make or give any representation or warranty whatever in relation to this property.

FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.