

Starkeys

Chartered Surveyors

**GROUND FLOOR & LOWER GROUND FLOOR OFFICES
WITH CAR PARKING & RESIDENTIAL DEVELOPMENT POTENTIAL
1 MANOR ROW & 4 DUKE STREET
BRADFORD**



224M² (2,409 SQ. FT.)

- City centre location on the corner of Manor Row and Duke Street, close to Forster Square railway station.
- Office accommodation with residential development potential (subject to necessary consents).
- On-site car parking

**FOR SALE £200,000
OR
TO LET £17,500 PER ANNUM**

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

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**GROUND FLOOR & LOWER GROUND FLOOR OFFICES
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1 MANOR ROW & 4 DUKE STREET
BRADFORD**

1. LOCATION:

The premises are situated on the corner of Manor Row and Duke Street on the periphery of Bradford city centre, with numerous office and residential buildings nearby. The property is situated close to Forster Square railway station and have good access to the main shopping areas.

2. GENERAL DESCRIPTION:

The premises comprise part of the lower ground floor and part of the ground floor of a substantial Grade II Listed office and residential building constructed in stone.

1 Manor Row provides offices at lower ground floor level with carpeted floors, painted walls and ceilings, fluorescent lights with diffusers and timber windows, some with security bars. There are also lower ground floor stores. The ground floor provides office accommodation of similar specification, plus a kitchen and separate ladies and gents WC facilities.

4 Duke Street, which provides a separate building, comprises office accommodation at ground level with carpeted floors, painted walls, suspended ceilings, timber windows and central heating radiators. There is also a kitchen and a gents and ladies/disabled WC.

Between 1 Manor Row and 4 Duke Street is an asphalted passageway with double metal gates to Duke Street. Beyond this there is a yard area. To the rear of the premises is a car parking space accessed from Manor Row via double metal gates.

3. ACCOMMODATION:

1 MANOR ROW

LOWER GROUND FLOOR

The lower ground floor, which has a total net internal floor area of **43.20m² (461 sq. ft.)**, provides the following:

Office	14.12m ² (152 sq. ft.)
Office	5.39m ² (58 sq. ft.)
Store	11.61m ² (125 sq. ft.)
Store	2.23m ² (24 sq. ft.)
Store	9.85m ² (102 sq. ft.)

GROUND FLOOR

The ground floor, which has a total net internal floor area of **91.41m² (984 sq. ft.)**, provides the following:

Ladies WC

Gents WC

Kitchen	2.49m ² (27 sq. ft.)
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Store	2.58m ² (28 sq. ft.)
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Meeting Room	9.28m ² (100 sq. ft.)
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Reception/Waiting Area	23.88m ² (257 sq. ft.)
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Office	5.69m ² (61 sq. ft.)
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Office	16.26m ² (175 sq. ft.)
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Office	15.33m ² (165 sq. ft.)
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Office	12.82m ² (138 sq. ft.)
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4 DUKE STREET

GROUND FLOOR

The ground floor, which has a total net internal floor area of **89.56m² (964 sq. ft.)**, provides the following:

Office	8.83m ² (95 sq. ft.)
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Office	11.24m ² (121 sq. ft.)
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Office	26.10m ² (281 sq. ft.)
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Office	8.08m ² (87 sq. ft.)
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Office	7.89m ² (85 sq. ft.)
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Office	7.87m ² (85 sq. ft.)
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Office	4.01m ² (43 sq. ft.)
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Kitchen	2.04m ² (22 sq. ft.)
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Gents WC

Ladies/Disabled WC

4. RATING:

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

1 Manor Row – Rateable Value £5,800 (Offices and Premises)

4 Duke Street - Rateable Value £5,400 (Offices and Premises)

Car Parking Space - Rateable Value £600 (Car Parking Space and Premises)

The Uniform Business Rate for 2024/25 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.

5. SERVICES:

We understand the premises benefit from all mains services and are heated by gas central heating. We understand that 1 Manor Row and 4 Duke Street have separate utility supplies and heating systems. No tests have been carried out on any of the services and we are unable to comment on their condition or capacity.

6. TENURE:

The property is held by way of a long lease for a term of 999 years from 1 January 1997 with the rent payable being £5 per annum exclusive. A copy of the lease is available upon request.

7. TERMS:

A) FOR SALE

The long leasehold interest is offered for sale at £200,000

B) TO LET

Alternatively, the premises are offered to let for a minimum term of 3 years on effective full repairing and insuring terms, at a rent of £17,500 per annum exclusive.

The ingoing tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

8. EPC:

The premises have the following ratings:

1 Manor Row – Energy Rating D (82)

4 Duke Street - Energy Rating D (92)

9. 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**

22 October 2024

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.
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants 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.
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.