

Starkeys

Chartered Surveyors

RETAIL & OFFICE INVESTMENT/REDEVELOPMENT OPPORTUNITY 32/34 NORTH PARADE BRADFORD



- Situated on North Parade in Bradford city centre
- Premises comprise 2 shop units and offices over 3 upper floors

FOR SALE - £275,000

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

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**RETAIL & OFFICE INVESTMENT/REDEVELOPMENT OPPORTUNITY
32/34 NORTH PARADE
BRADFORD**

1. LOCATION:

The premises are situated on North Parade, within fairly close proximity to its junction with Manor Row, on the periphery of Bradford city centre, in an area particularly popular with niche retailers and independent bar operators. The property is situated within close proximity to the Oastler Market and multi-storey pay and display car park, which is earmarked to form part of the proposed City Village.

2. GENERAL DESCRIPTION:

The premises provide a substantial property constructed in stone with a multi-pitched slate covered roof, comprising accommodation over basement, ground, first and second floor levels.

To the North Parade frontage the retail units have timber shop fronts. The office accommodation is accessed by a separate timber door.

32 North Parade, which is currently used as a bar, provides basement stores, a seating area and WC facilities. The ground floor provides an open bar area.

34 North Parade provides basement stores and a sales area and WC at ground level.

The upper floors provide office accommodation, comprising two separate suites at first floor level with a shared WC facility. A further suite is situated at second and third floor levels, with the second floor providing offices and the floor providing predominantly storage. There are also WC facilities.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:

32 NORTH PARADE

Basement

Cellar

5.67m² (61 sq. ft.)

WC

WC	
Store	5.52m ² (59 sq. ft.)
WC	
Seating Area	30.94m ² (333 sq. ft.)
TOTAL BASEMENT FLOOR AREA	42.13M² (454 SQ. FT.)

GROUND FLOOR

Bar Area/Sales	55.65m ² (599 sq. ft.)
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34 NORTH PARADE

BASEMENT

Store	13.01m ² (140 sq. ft.)
Store	9.38m ² (101 sq. ft.)
Store	1.54m ² (17 sq. ft.)
Store	7.43m ² (80 sq. ft.)
Store	1.39m ² (15 sq. ft.)
TOTAL BASEMENT FLOOR AREA	32.75M² (353 SQ. FT.)

GROUND FLOOR

Sales Area	41.99m ² (452 sq. ft.)
WC	

32/34 NORTH PARADE

FIRST FLOOR RIGHT HAND SIDE

Office	13.19m ² (142 sq. ft.)
Reception/Waiting Area	11.15m ² (120 sq. ft.)
Office	7.34m ² (79 sq. ft.)
Office	17.84m ² (192 sq. ft.)
TOTAL NET INTERNAL FLOOR AREA	49.52M² (533 SQ. FT.)

FIRST FLOOR LEFT HAND SIDE

Office	16.07m ² (173 sq. ft.)
Office	23.13m ² (249 sq. ft.)
TOTAL NET INTERNAL FLOOR AREA	39.20M² (422 SQ. FT.)

SECOND FLOOR

Office	38.37m ² (413 sq. ft.)
Office	26.20m ² (282 sq. ft.)
Under Stairs Store	1.81m ² (20 sq. ft.)
Office	12.82m ² (138 sq. ft.)
WC	
TOTAL SECOND FLOOR AREA	79.20M² (853 SQ. FT.)

THIRD FLOOR

Office	21.83m ² (235 sq. ft.)
Store/Office	15.79m ² (170 sq. ft.)
Office/Kitchen	17.93m ² (193 sq. ft.)
WC	
Office/Store	11.61m ² (125 sq. ft.)
TOTAL THIRD FLOOR AREA	67.16M² (723 SQ. FT.)

4. 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:

32 North Parade - Rateable Value £5,600 (Offices and Premises)

34 North Parade - Rateable Value £5,700 (Shop and Premises)

First Floor Left Hand Side - Rateable Value £3,100 (Offices and Premises)

First Floor Right Hand Side - Rateable Value £3,800 (Offices and Premises)

Second & Third Floors - Rateable Value £4,800 (Offices 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. TENANCIES:

The premises are subject to the following tenancies:

32 NORTH PARADE

This is currently vacant, however terms have been agreed to let the property to a restaurant operator, on an effective full repairing and insuring lease for a term of 3 years, at a rent of £11,250 per annum exclusive.

34 NORTH PARADE

This is let to Issan Beauty Spa Limited with two individuals acting as guarantors, on a lease for a term of 4 years from 30 March 2017, at a rent of £10,500 per annum exclusive.

FIRST FLOOR RIGHT HAND SIDE

This is let to Know How Resourcing Limited on a lease for a term of 3 years from 14 September 2015, at a rent of £3,500 per annum exclusive. The tenant has served notice to terminate the lease in June 2025.

FIRST FLOOR LEFT HAND SIDE

This is let to Swann Services (Sunbridge House) Limited and Swann Services Limited on a lease for a term of 6 years from 5 April 2023, at a rent of £4,000 per annum exclusive.

SECOND AND THIRD FLOORS

This is currently occupied by Auker Rhodes Accountants who have stated that they are to vacate the accommodation.

The premises currently produce a total income of £18,000 per annum, which will increase to £29,250 per annum following the completion of the lease in relation to 32 North Parade. There is potential to increase the income from letting the second and third floor offices.

6. TENURE:

We understand the property is freehold.

7. TERMS:

The premises are offered for sale, subject to the existing tenancies, at £275,000.

8. EPC'S:

The premises have the following EPC ratings:

32 North Parade – B (36)

34 North Parade – C (56)

Upper Floors – E (108)

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**

Amended 17 March 2025

MISREPRESENTATION ACT 1967

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

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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.