

FOR SALE
BUSINESS UNAFFECTED
SUPERB ICONIC OFFICE BLOCK
INVESTMENT

Eddisons

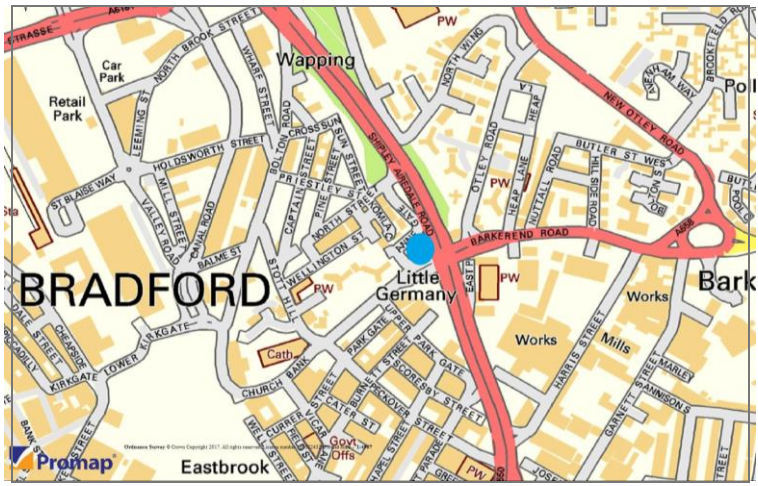


THE PAPER HALL, ANNE GATE, BRADFORD, BD1 4EQ

PRICE – OFFERS IN THE REGION OF £650,000

- Rare investment and part owner occupier opportunity.
- Part let to The Furness Partnership Ltd (business unaffected).
- 2,939sq.ft. of vacant space.
- Dedicated on site parking.

AVAILABLE SPACE
456.71m² (4,916sq ft)



LOCATION

The property is situated on Anne Gate enjoying a prominent frontage to Church Bank at its junction with Shipley Airedale Road which leads onto Canal Road.

The city centre and Broadway Shopping Centre are a short distance away with Bradford Forster Square Train Station and Bradford Interchange Bus and Train Station also within walking distance.

DESCRIPTION

The Paper Hall comprises an historic three storey Grade II Listed stone building constructed in 1643 and has been tastefully refurbished to provide modern day office accommodation.

The Lower Wing is currently let to The Furness Partnership Ltd providing high quality office space and benefitting from 6 dedicated car parking spaces.

Total approx. NIA of 1,977sq.ft.

The Upper Wing and House Body provides attractive private and general offices and benefits from a ground floor feature reception area and meeting room.

Kitchen and toilet/shower room facilities are available.

UNIT	M ²	SQ FT
Upper Wing and House Body		
Second Floor	34.04	366
First Floor	126.47	1361
Ground Floor	112.62	1212
Total approx. NIA	273.13	2,939

The Paper Hall is served by its own car park with additional on street parking available in the surrounding streets.

RATEABLE VALUE

Ground Floor

Lower Wing / Offices and Premises / £3,750

Upper Wing / Offices and Premises / £6,400

First Floor

Lower Wing / Offices and Premises / £7,500

Upper Wing / Offices and Premises / £11,500

Second Floor

Lower Wing / Offices and Premises / £4,800

Upper Wing / Offices and Premises / £4,000

EPC

An EPC has been commissioned.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available for sale subject to a lease to The Furness Partnership on a 6 year term at a rental of £19,770 per annum.

Price – offers in the region of £650,000.

LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

Eddisons

Tel / 01274 734101

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SUBJECT TO CONTRACT

FILE REF / 731.3947A

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