

FOR SALE **BUSINESSES UNAFFECTED**  
ATTRACTIVE FULLY LET OFFICE  
BLOCK WITH POTENTIAL ON  
UPLIFT IN ROI

**Eddisons**



## BELMONT BUSINESS CENTRE, 7 BURNETT STREET, LITTLE GERMANY, BRADFORD, BD1 5BJ

**PRICE - OFFERS IN THE REGION OF £795,000**

- Located in Little Germany, close to the Broadway Shopping Centre. Current rental income of £72,950 p.a. ex
- Quality, popular office suites fully let and well managed.
- Now benefits from investments to modernize which have been completed.
- Potential identified to grow the business and substantially increase income.



## LOCATION

The premises are situated on Burnett Street in Little Germany close to the Broadway Shopping Centre and on the outskirts of Bradford city centre.

Little Germany lies within easy walking distance of the city centre and just off the Bradford Inner Ring Road, which links Bradford to Junction 27 of M62/M621. The property also benefits from having Bradford's Forster Square train station being a short walk away.

Bradford is the UK City of Culture 2025 which is anticipated to increase employment, new investment, greater culture capacity and estimated to bring an extra £700 million into Bradford District.

Bradford has also seen a number of regeneration projects recently including the Darley Street Market, Bradford Live and One City Park.

## DESCRIPTION

Belmont Business Centre is a stone built slated attractive Victorian Mill which has undergone extensive refurbishment to provide a variety of office accommodation, modern facilities (including 1GB Computer Networking), attractive entranceway, 24 hour access and a high level of security.

A number of contemporary features make these offices most attractive. The offices provide generally an open plan working environment, with partitioned out private offices and meeting rooms alongside kitchen and WC facilities.

## TENANCIES

Belmont Business Centre is currently fully let to 11 tenants on an overall rent roll of £72,950 per annum exclusive with an additional service charge.

Further details available to serious interested parties.



## RATEABLE VALUE

Offices are rated individually and when an office becomes vacant, the Landlord is not required to pay rates, due to Listed Building status.

In addition, tenants are currently benefiting from rules which allow 100% rates relief on all the offices. This has boosted interest in these offices.

## VAT

Please note all rentals are quoted exclusive of VAT.

## TERMS

The property is available for sale subject to the current leases in situ.

Seeking offers in the region of £795,000.

## LEGAL COSTS

Each party to pay their own legal fees incurred in this transaction.

## VIEWING

By prior arrangement with the agents:

Eddisons  
Tel / 01274 734101  
Email / matthew.jennings@eddisons.com  
Email / harvey.bland@eddisons.com

**SUBJECT TO CONTRACT**  
FILE REF / 731.4508A (182278)

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