




# IBIS Budget, Bradford

 Canal Road, Bradford,  
West Yorkshire, BD1 4SJ

Offers over: £2,900,000

## Key Investment Highlights

- Well presented, purpose-built IBIS Budget hotel that opened in 2008
- Prominent location in Bradford, close to city centre
- 86 bedrooms and associated public areas
- Dedicated car parking
- Franchise agreement from Accor Hotels
- Energy Rating C



## Description

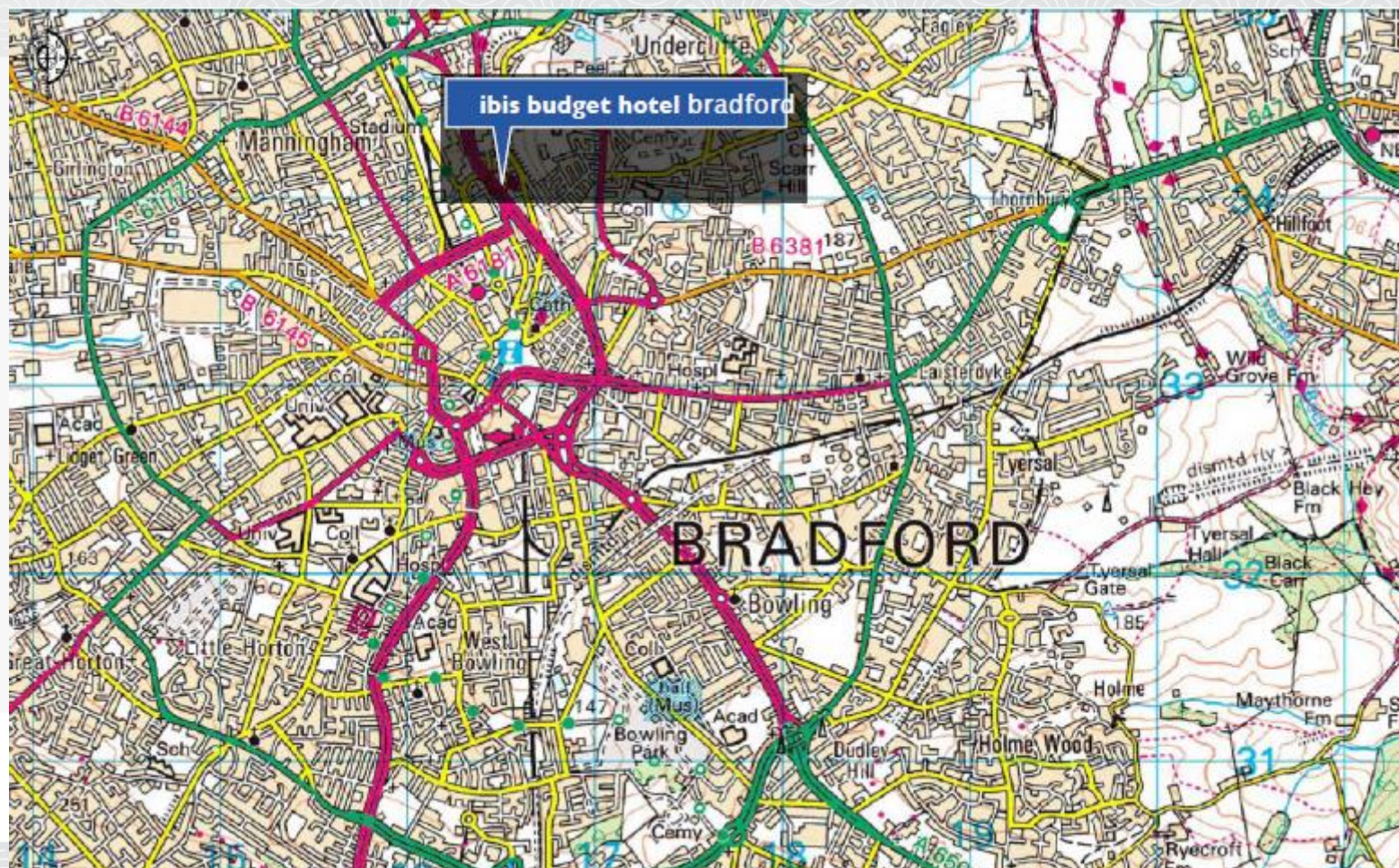
We are delighted to offer for sale the IBIS Budget Hotel Bradford. The property is a purpose-built IBIS Budget hotel that was built in 2008 and comprises 86 bedrooms, located over ground and two upper floors, and an open plan reception and dining area.



## Location

The IBIS Budget Hotel Bradford is situated to the north of Bradford City Centre on Canal Road, which connects the City to Shipley and Airedale. The hotel is approximately 0.8 kilometres (0.5 miles) from the centre of Bradford, with Leeds Bradford International Airport around 20 minutes' drive to the north east of the City. Junction 26 of the M26 (via the M606) is about 10 kilometres (6.3 miles) to the south, which provides access to the prominent cities of Leeds and Manchester.

To the north of Bradford are Airedale and the Yorkshire Dales that are popular tourist destinations that can be relatively easily accessed from the hotel. The City benefits from being the base for a number of major companies, including the head offices for the supermarket chain Morrisons and Yorkshire Water as well as offices for Yorkshire Building Society and Santander UK (Bradford & Bingley).





## Public Areas

From the outside a lobby area is accessed via an electric sliding door which, via another electric door, opens into an open plan reception with a servery and dining area. There is seating for 24, made up of formal tables and chairs and a high level bar with stools overlooking the entrance. This multi-purpose room has a modern design with the reception desk being able to service the servery area.

To the rear of the L-shaped reception desk is the manager's office. The public area also has a cold food dispenser, guest toilets and disabled toilet facility.

There is a computer desk offering guests free internet access, although the hotel's public areas also have free Wi-Fi for guest use.

## Service Areas

On the ground floor there is a staff area, kitchenette and staff changing facilities. There are linen rooms on both upper floors, and an office on the second floor.

## Letting Accommodation

Being a modern 86-bedroom property, the hotel is able to offer guests a uniform quality of bedroom product. There are 26 triple bedrooms, comprising a double bed and single high-level bed, 55 standard double bedrooms and five disabled accessible bedrooms that are of the same bed configuration as the triple rooms.

All bedrooms have comfort cooling, hard flooring, flat screen television, desk and stool, en-suite shower pod, basin and separate toilet.

The upper floor bedrooms are accessed from the rear of the reception area via a lift.

## External Details

The majority of the outside area comprises the large car park, accessed via a barrier system, for around 86 vehicles. There is also a rear store area, bin store, plant room and detached store of timber construction. Surrounding the car park and main hotel building is soft planting.



## Trading Information

The business has been operating under a Government contract for the past two years, therefore there is no trading information available.

## Tenure

Please note that the hotel is offered for sale on a predominantly freehold basis.

There is a small area of land to the front of the hotel that is held on a long leasehold basis on a 999-year lease at a peppercorn rental, which is included in the sale.

## Feasibility Study

A detailed feasibility study has been undertaken to extend the hotel by as many as 54 additional bedrooms. Whilst the necessary planning and other consents will be required, a copy of this feasibility study can be provided.





# CONTACT

No direct approaches are to be made to the hotel or its staff. All requests for viewings to be made via Christie & Co, please contact.

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