

Starkeys

Chartered Surveyors

SELF-CONTAINED OFFICE BUILDING WITH POTENTIAL FOR RESIDENTIAL CONVERSION VICEROY HOUSE 13 SOUTHBROOK TERRACE BRADFORD



- 120m² (1,289 sq. ft.)
- Grade II Listed office building
- Close to Bradford University & Bradford College
- 2 Car parking spaces to the front

FOR SALE – OFFERS OVER £175,000

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

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**SELF-CONTAINED OFFICE BUILDING
WITH POTENTIAL FOR RESIDENTIAL CONVERSION
VICEROY HOUSE
13 SOUTHBROOK TERRACE
BRADFORD**

1. LOCATION:

The premises are situated on Southbrook Terrace, which is ideally situated off Great Horton Road (A647), immediately adjacent to which is the University and Bradford College. The property is situated close to the Alhambra Theatre, the recently opened Bradford Live and City Park, which is situated at the heart of the city centre. There are a number of professional services offices located in Southbrook Terrace.

2. GENERAL DESCRIPTION:

The premises comprise a Grade II Listed mid-terraced property constructed in stone with a pitched slate covered roof, providing accommodation over basement/lower ground, ground, first and second floor levels. The premises have 2 car parking spaces to the front and a yard to the rear, which has the potential for additional parking.

The basement/lower ground floor is used for file storage and has a separate WC. The ground, first and second floors provide offices which generally have carpeted floors, timber sash windows and central heating radiators.

The premises have been used for professional office purposes but are potentially suitable for conversion to residential. Our client has provided a preliminary scheme for the basement to provide a kitchen and WC, the ground floor, a living room, bedroom and WC/utility, 2 bedrooms and a bathroom at first floor level and a further 2 bedrooms and a shower room at second floor level.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:

BASEMENT/LOWER GROUND FLOOR

Cellar	20.16m ² (217 sq. ft.)
WC	
TOTAL BASEMENT/LOWER GROUND FLOOR AREA	20.16M² (217 SQ. FT.)

GROUND FLOOR

Office	16.16m ² (174 sq. ft.)
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Office	16.72m ² (180 sq. ft.)
Kitchen	6.50m ² (70 sq. ft.)
TOTAL GROUND FLOOR AREA	39.38M² (424 SQ. FT.)

FIRST FLOOR

Office	21.18m ² (228 sq. ft.)
Office	13.01m ² (140 sq. ft.)
Kitchen	4.83m ² (52 sq. ft.)
WC	
TOTAL FIRST FLOOR AREA	39.02M² (420 SQ. FT.)

SECOND FLOOR

Office	21.18m ² (228 sq. ft.)
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4. SERVICES

We understand the premises benefit from all mains services and are heated by gas central heating, served by a Vokera boiler located within the ground floor kitchen/store.

We have not examined any of the services in any detail and can make no warranty as to their effectiveness or otherwise.

5. RATING:

The rating authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office website which states the property has a Rateable Value of £5,700 (Offices and Premises).

The Uniform Business Rate for 2025/26 is £0.499.

Interested parties should seek verification of the information provided.

6. TENURE:

We understand the property is of freehold tenure.

7. TERMS:

The property is offered for sale at "offers in excess of £175,000".

8. EPC:

An EPC has been commissioned.

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**

11 March 2026

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.