

WELL ESTABLISHED OFFICE/WORKSHOP

FOR SALE



35 ADELAIDE STREET, BRADFORD  
BD5 0EA

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BTG  
Eddisons

# 35 Adelaide Street

Bradford, BD5 0EA



Tenure

For Sale



Property Type

Office/Workshop



Price

£195,000



Size

326.68sq m (3,516sq ft)



Location

Bradford, BD5 0EA



Property ID

731.4562a (1222194)

**For Viewing & All Other Enquiries Please Contact:**

**MATTHEW JENNINGS MRICS**  
Director

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**HARVEY BLAND**  
Graduate Surveyor

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## Property

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The property consists of a two storey stone and brick built storage/office block under a pitched roof.

The ground floor comprises of storage/office accommodation benefiting from suspended ceilings, open plan and private rooms as well as WC/staff facilities.

The first floor provides office space benefiting from private and open plan offices, carpeted flooring and staff/WC facilities. In addition, the premises benefit from a good sized basement.

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	110.27	1,187
Second Floor	110.94	1,194
Basement	105.47	1,135
<b>Total GIA</b>	<b>326.68</b>	<b>3,516</b>

## Energy Performance Certificate

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The property has an Energy Performance Asset Rating of **E**. Further information is available on request.

## Services

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We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Rates

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**Description:** Offices and Premises  
**Rateable value:** £10,000

## Terms

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The property is available freehold.

## Price

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**Price £195,000**

## VAT

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Prices and rental are exclusive of VAT if chargeable.

## Legal Costs

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

## Anti-Money Laundering

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Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The property is in an excellent location on Adelaide Street, running off Nelson Street. This is a long established mixed use area with industrial property lying immediately to the north and south.

The premises are approximately ½ mile from Bradford city centre and less than a minute from Manchester Road, one of the main arterial routes in and out of Bradford with the M606 only 2 miles distant. The property also benefits from close transport links such as the Bradford Interchange being ½ mile away.





