



**2 – 3 Grammar School Street  
Bradford, BD1 4QD**



**TO LET**

**Self-Contained Double Fronted Office Building  
Of 115.17 sqm (1,240 sqft)**

**RENTAL: £8,000 Per Annum Exclusive**



**CHARTERED SURVEYORS &  
COMMERCIAL PROPERTY CONSULTANTS**

# 2 – 3 Grammar School Street, Bradford, BD1 4QD

## LOCATION

Situated on the fringe of Bradford City Centre, the property is located at Grammar School Street, just off Manor Row and close to its junction with Drewton Road/Hamm Strasse (A6181). The area is well served by public transport with Forster Square Railway Station within close proximity and a large public pay and display car park is situated opposite.

## DESCRIPTION

The property comprises a traditional double fronted stone built end and mid terrace offering office accommodation across ground, first and second floors. The property benefits from off street parking for one motor vehicle.

## ACCOMMODATION

According to our measurements taken on site, the property has the following net internal floor areas:-

### Ground Floor

Entrance vestibule leading to:

Office One	18.46 sqm	(199 sqft)
Office Two	19.79 sqm	(213 sqft)

### First Floor

Office Three	15.85 sqm	(171 sqft)
Office Four	20.80 sqm	(224 sqft)
Meeting Room	6.35 sqm	(68 sqft)

WC's	---	---
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### Second Floor

Office/Store	20.75 sqm	(223 sqft)
Office/Store Two	13.17 sqm	(142 sqft)
Shower Room & WC	---	---

### Basement

No Access

<b>Total Approximate Net Internal Floor Area</b>	<b>115.17 sqm</b>	<b>(1,240 sqft)</b>
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## SERVICES

We understand the property benefits from the provision of all mains services to include gas, electric, water and mains drainage. Space heating is provided throughout via a wall mounted combination boiler which serves a number of pressed steel radiators.

**Please Note:** None of these services have been tested.

## RATING ASSESSMENT

We understand the property to be assessed for Uniform Business Rates as follows:-

Description:	Office and Premises
Rateable Value:	£5,700

The Uniform Business Rate for 2020/2021 is 50.3 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

## TERMS

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed.

## RENTAL

£8,000 per annum exclusive.

## VAT

VAT will be charged at the prevailing rate – if applicable.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been commissioned.

## VIEWING

Strictly by prior appointment with the sole letting agents:-

**Mark Brearley & Company – Tel: 01274 595999**

**Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)**

**Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)**

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**MISREPRESENTATION ACT 1967:** These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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