

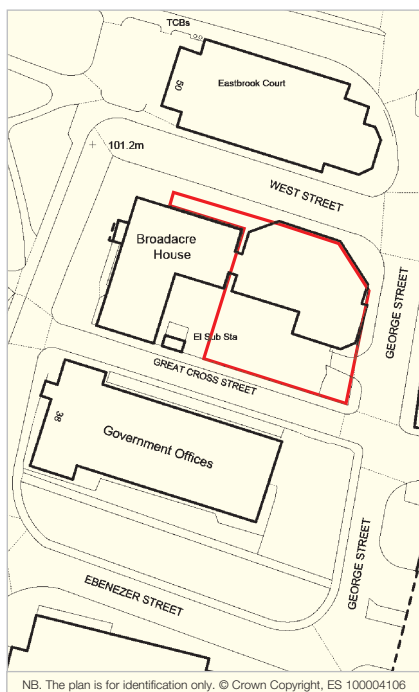
# Bradford

## The Annex Broadacre House Vicar Lane West Yorkshire BD1 5LD

- **Modern Freehold Office Investment**
- Let to the Charity Foundation
- Lease expires 2026 (1)
- Comprising 880.45 sq m (9,477 sq ft) offices with secure off-street parking for 10 cars
- Rent Review 2017
- Current Rent Reserved

**£75,000 pa**  
**rising to £77,500 pa on**  
**1st February 2014**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

The city of Bradford, with a population of 289,000, is situated about 15 miles west of Leeds and 8 miles north of Huddersfield. Bradford benefits from excellent transport links northbound with the A658 and A650 linking to Harrogate and Skipton and the A650 and M606 motorway linking to the M62.

The property is situated on the corner of George Street, West Street and Great Cross Street on the southern edge of the main shopping area. Occupiers close by include a Premier Inn hotel (adjacent), the law courts, exchange court and leisure retailers including Nando's, Pizza Hut, Cineworld, Gala Casino, Hollywood Bowl and a Holiday Inn hotel.

### Description

The property is arranged on basement, ground and one upper floor to provide a modern two storey office building with a mixture of both open plan and cellular offices with a central reception core situated off the main entrance together with basement storage. The property benefits from secure off-street parking for 10 cars on site.

The property provides the following accommodation and dimensions:

<b>Basement Stores</b>	<b>65.25 sq m</b>	<b>(702 sq ft)</b>
<b>Ground Floor Offices</b>	<b>403.90 sq m</b>	<b>(4,348 sq ft)</b>
<b>First Floor Offices</b>	<b>411.30 sq m</b>	<b>(4,427 sq ft)</b>
<b>Total</b>	<b>880.45 sq m</b>	<b>(9,477 sq ft)</b>

### Tenancy

The entire property is at present let to FOUNDATION for a term of 15 years from 1st February 2011 at a current rent of £75,000 per annum, rising to £77,500 per annum on 1st February 2014. The lease provides for rent reviews every third year of the term from and including 31/01/2017 and contains full repairing and insuring covenants. (1) The lease contains a tenant's option to break in 2017, 2020 and 2023. We understand part of the first floor has been sub-let to Together Women project (Yorkshire & Humberside)

### Tenant Information

Foundation are a registered charity (Charity No. 515517). Website Address: foundationuk.org

For the year ended 31st March 2012, Foundation reported a turnover of £12.774m, a pre-tax profit of £146,000, shareholders' funds and a net worth of £2.032m. (Source: riskdisk.com 23.10.13.)

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

EPC Rating 108 Band E.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Ms G Farry, Schofield Sweeney Solicitors. Tel: 0113 220 6270 e-mail: [gillfarry@schofieldsweeney.co.uk](mailto:gillfarry@schofieldsweeney.co.uk)