

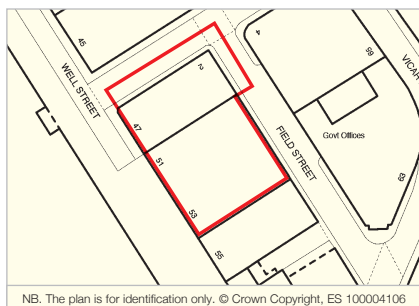
Bradford

47-49 and 51-53 Well Street,
West Yorkshire
BD1 5PS

- **Two Prominent Interconnecting Freehold Buildings**
- Grade II Listed (modern internal structure)
- Close to The Broadway Shopping Centre, Forster Square Rail Station, Bradford Interchange, Bradford Cathedral and the University of Bradford
- Each Building providing Office Accommodation
- Extending to a Total Approximate NIA of 3,759 sq m (40,468 sq ft)
- Together with On-Site Car Parking
- The Property may afford potential for Change of Use and Conversion to provide Self-Contained Flats
- To be offered Collectively as One Lot

Vacant Possession

BY ORDER OF A FUND



To View

Please Call: Joint Auctioneer.

Joint Auctioneer

Steadman Brierley (Ref: Tom Robertshaw).
Tel: 0113 323 7404.
Email: trobertshaw@steadmandbrierley.co.uk

Seller's Solicitor

Messrs Reed Smith LLP
(Ref: Jamie Garside).
Tel: 0203 116 2806.
Email: jgarside@reedsmith.com

VACANT – Two Freehold Buildings



Tenure

Freehold.

Location

The property is prominently located at the corner of Well Street and Currer Street, opposite the entrance to The Broadway Shopping Centre. A variety of shops, restaurants, theatres and bars is available within walking distance. Bradford Forster Square and Bradford Interchange Rail Stations are both easily accessible, approximately 0.3 miles to the north-west and 0.4 miles to the south-west respectively. The A6181 provides access to the A647, A6177, M606 and M62 Motorways. Bradford Cathedral and the open spaces of Bradford City Park are close by. The University of Bradford is to the south.

Description

The property comprises two prominent interconnecting attached buildings arranged over lower ground, upper ground and four upper floors. Internally, the property is arranged to provide office accommodation, together with on-site car parking. The property may afford potential for alternative uses and conversion to provide self-contained flats, subject to obtaining all necessary consents.

Accommodation

The property was not internally inspected or measured by Allsop. The following information was provided by the Vendor. We are informed that the property provides:

Unit	Accommodation	Area sq m (sq ft)	
47-49	Office Accommodation	1,207 sq m	(12,995 sq ft)
51-53	Office Accommodation	2,552 sq m	(27,473 sq ft)
Total		3,759 sq m	(40,468 sq ft)

NB. The measurements were obtained from a historic valuation report. Prospective buyers are deemed to have made their own enquiries in this regard.

Copies of the floor plans are available in the legal pack. Prospective buyers should refer to our website for further information www.allsop.co.uk

VAT

VAT is applicable to this lot.

Planning

Local Planning Authority: City of Bradford Metropolitan District Council.
Tel: 01274 432111.

The property may afford potential for Change of Use and conversion to provide self-contained flats, subject to obtaining all necessary consents. Prospective buyers are deemed to make their own enquiries in this regard and to bid accordingly.

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.

Lot 64 - SOLD PRIOR

