



**Former St Anne's Church  
Guy Street / Edward Street  
Bradford, BD4 7BB**



**FOR SALE / TO LET**

**Substantial Former Church Building  
Converted for Warehousing, Manufacturing, Offices, Stores Etc  
Extending to a Total Gross Internal Floor Area of Approximately  
1,087.05 sqm (11,701 sqft)**

**RENT: £40,000 Per Annum – PRICE: £400,000 – Subject to Contract**

# Former St Anne's Church – Guy Street / Edward Street, Bradford, BD4 7BB

## LOCATION

The property is situated with frontages to both Guy Street and Edward Street, just off Bolling Road, close to the junction of Bolling Road with Wakefield Road (A650) on the southern periphery of Bradford City Centre. The property is situated in an established commercial/industrial area, close to Bradford Outer Ring Road (Croft Street – A647) and near to the Shipley Airedale Road which adjoins Wakefield Road and which provides access to both the south including Bradford Outer Ring Road (A6177), the M606 at Staithgate and, through to the north via Canal Road to Shipley, Keighley, Guiseley and beyond.

The property therefore has excellent communications by road and is situated only a few hundred yards to the south of Bradford Interchange, providing good rail communications. Nearby occupiers include HQ Banqueting Suite, Frank Key Tool Hire, JSL Bathrooms, Print Plus UK, Cartec of Bradford, Rapide Products etc.

## DESCRIPTION

The property comprises a substantial former Church building, occupying a corner position at the end of Guy Street. The main Church building was last utilised for warehousing and manufacturing and incorporates a large mezzanine floor level. The remainder of the building is principally utilised for offices, together with a ground floor office/reception extension and a former house, together with a small staff area extension. The property also incorporates a yard area with access from Guy Street.

## ACCOMMODATION

The property comprises the following approximate principle gross internal floor areas:-

### Main Church Building

|              |            |              |
|--------------|------------|--------------|
| Ground Floor | 473.06 sqm | (5,092 sqft) |
| Mezzanine    | 167.22 sqm | (1,800 sqft) |
| Basement     | 125.70 sqm | (1,353 sqft) |

### Office/Reception Extension

|              |           |            |
|--------------|-----------|------------|
| Ground Floor | 32.89 sqm | (354 sqft) |
| First Floor  | 32.89 sqm | (354 sqft) |

### Former House/Offices

|              |           |            |
|--------------|-----------|------------|
| Ground Floor | 58.90 sqm | (634 sqft) |
| First Floor  | 58.90 sqm | (634 sqft) |
| Second Floor | 58.90 sqm | (634 sqft) |
| Third Floor  | 58.90 sqm | (634 sqft) |

## Extension

|  |                     |                      |
|--|---------------------|----------------------|
| Ground Floor                                   | 19.70 sqm           | (212 sqft)           |
| <b>Total Gross Internal Floor Area Approx.</b> | <b>1,087.05 sqm</b> | <b>(11,701 sqft)</b> |

## External

Yard area with access from Guy Street

## RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

|                 |                        |
|-----------------|------------------------|
| Description:    | Warehouse and Premises |
| Rateable Value: | £19,750                |

The Uniform Business Rate for 2019/2020 is 50.4 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.

## LEASE TERMS

The property is offered to let on a new full repairing and insuring lease for a term to be agreed.

## RENT

£40,000 per annum

## PRICE

£400,000 subject to contract for the freehold interest with vacant possession upon completion.

## VAT

The property is not elected for VAT and VAT will not be charged on either the rent or purchase price.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:-

E - 114

## VIEWING

Strictly by prior appointment with the sole 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)**

(March 2020 – 367 / MAJB)

**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.

13 Park View Court, Shipley BD18 3DZ  
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ  
Tel: 0113 3891049