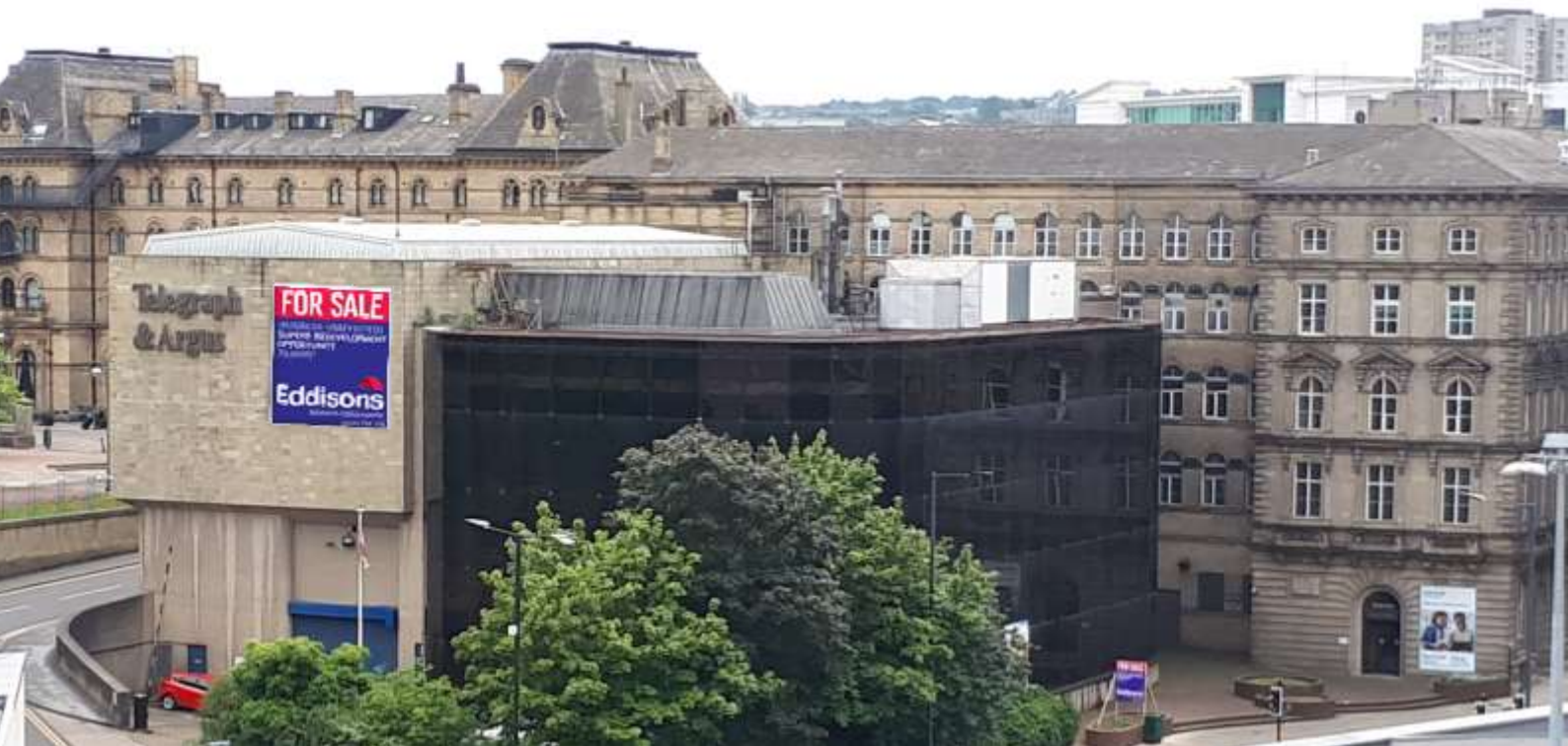


# FOR SALE – “BUSINESS UNAFFECTED” SUPERB CITY CENTRE REDEVELOPMENT OPPORTUNITY

**Eddisons**



## HALL INGS, BRADFORD, BD1 1JR

PRICE ON APPLICATION

- \ Iconic former Press Hall and Newspaper HQ.
- \ Offering rare and unique development potential.
- \ Sought after prime central location.

AVAILABLE SPACE

7,418.75m<sup>2</sup> (79,859sq ft)



## LOCATION

The property is situated at the heart of Bradford city centre and stands immediately opposite the Broadway Shopping Centre which is home to M&S, Debenhams, Boots, Next and River Island to name but a few.

Access is via Hall Ings and Drake Street and the premises offer a superb gateway position. Immediately surrounding are a host of hotels, gyms, restaurants, shops and offices. The property adjoins the famous and recently refurbished St Georges Hall and to the rear is the Bradford Court's complex and Victoria Hotel.

## DESCRIPTION

The property comprises three main sections situated on a largely rectangular site.

The main office building was constructed during the mid 1850's with Victorian styling internally. The Listed building consists of a mixture of cellular and open plan office floor plates. Adjoining is the former Press Hall incorporating full height glazed elevations. To the rear is a four storey Despatch building (1980) with goods delivery section at ground floor incorporating three roller shutter doors.

	M <sup>2</sup>	SQ FT
Office Block	4,438.70	47,778
Despatch	1,791.44	19,287
Press Hall	1,188.61	12,794
<b>Total Floor Area (approx.)</b>	<b>7,418.75</b>	<b>79,859</b>

The property is served by a car park offering additional loading/delivery facilities.

## RATEABLE VALUE

Description / Works and Premises

Rateable value / £233,000

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

We are instructed to offer for sale the freehold of the premises. An opportunity exists to negotiate a leaseback with occupiers Newsquest for part of the accommodation. Alternatively full vacant possession can be provided.

Price – on application.

## LEGAL COSTS

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

## VIEWING

By prior arrangement with the agents:

Eddisons  
Tel / 01274 734101  
Email / john.padgett@eddisons.com  
Email / matthew.jennings@eddisons.com

REVISED JULY 2019  
SUBJECT TO CONTRACT  
FILE REF / 731.4186A

For more information, visit [eddisons.com/property](http://eddisons.com/property)  
T: 01274 734101

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:  
(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatsoever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

  
**Eddisons**

# Energy Performance Certificate

Non-Domestic Building



Newsquest  
Hall Ings  
BRADFORD  
BD1 1JR

Certificate Reference Number:  
0194-0973-3230-1600-5603

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

99

This is how energy efficient the building is.

## Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	6185
Assessment Level:	5
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	41.66
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

## Benchmarks

Buildings similar to this one could have ratings as follows:

25

If newly built

66

If typical of the existing stock