



On the instructions of the Liquidator of Absolute Living Developments Limited
ALEXANDER HOUSE
BOLTON ROAD
BRADFORD, BD1 4DR



FOR SALE

Substantial Residential Development/Refurbishment Opportunity extending to a total Gross Internal Area of approx. 4,505.90 sqm (48,501 sqft), with expired permitted development consent for 61 One Bedroom Flats & 33 Studio Flats – Subject to 11 Long Leasehold Sales

PRICE – Offers Invited



**CHARTERED SURVEYORS &
COMMERCIAL PROPERTY CONSULTANTS**

ALEXANDER HOUSE, BOLTON ROAD, BRADFORD, BD1 4DR

LOCATION

The property is situated at the junction of Bolton Road and Holdsworth Street, on the northern periphery of Bradford City Centre. It is more particularly situated just off Canal Road, being close to Forster Square Retail Park, where occupiers include Pets at Home, McDonalds, DFS, Home Bargains & Sport Direct. To the south is the Broadway Shopping Centre, which includes Debenhams, Marks & Spencer, Next, W H Smith, Boots, and a variety of other major national retailers, as well as a successful food court.

Bradford Forster Square Station is just a few hundred metres to the west, giving excellent main line direct access to Leeds, Shipley, Keighley, Ilkley, Skipton and beyond. Bradford Interchange is to the north, again within easy walking distance, with regular trains to Manchester, and London.

The property has excellent access to the nearby Shipley Airedale Road (A650), which connects to Bradford Inner Ring Road, Leeds Road, and the motorway network.

The property is immediately adjacent to Napoleon's Casino, and nearby occupiers include Exa Systems, La Redoute, and NHS

Many buildings in the immediate vicinity have been converted to provide residential units, including The John Green Building, Empire House Apartments, Canal House, Forster Apartments and Two Mill Street.

DESCRIPTION

The property comprises a substantial 5 Storey (plus Basement) building, last occupied as offices, and providing a total gross internal floor area of around 4,505.90 sqm (48,501 sqft). The building has been stripped back to a "shell condition", but with original lifts, and stairwells remaining in situ.

ACCOMMODATION

The property provides the following approximate Gross Internal Floor Areas

Basement	508.00 sqm	(5,468 sqft)
Lower Ground Floor	790.80 sqm	(8,512 sqft)
Ground Floor	803.20 sqm	(8,646 sqft)
First Floor	803.20 sqm	(8,646 sqft)
Second Floor	800.50 sqm	(8,616 sqft)
Third Floor	800.20 sqm	(8,613 sqft)

**Total Gross Internal Area
Approx 4,505.90 sqm (48,501 sqft)**

SERVICES/COMPLIANCE

None of the services have been tested and prospective purchasers are advised to satisfy themselves as to their condition, type and

suitability.

The purchaser should make their own tests, and enquiries to satisfy themselves that the property complies with all regulations.

PLANNING

The property benefits from a permitted development consent dated 17 September 2014 Ref: 14/03231/POR.(now expired) Interested parties may obtain/download the planning information for the property from the Bradford Council Planning website and should satisfy themselves as to the planning status of the property

TENURE

The freehold interest in the property is offered for sale.

This is subject to 11 Long Leasehold disposals – further details on request.

PRICE

Offers are invited on an unconditional basis, for the freehold interest. Subject to Contract

VAT

We are advised the property is not VAT registered.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

We understand that due to the development nature of the property an Energy Performance Certificate is not required, but will be needed by any purchaser, upon completion of their development.

VIEWING

Strictly by prior appointment with the joint sole selling agents:-



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