

FOR SALE

UNIQUE CHURCH PREMISES

**CHURCH OF ST LUKE, VICTOR ROAD,
MANNINGHAM, BRADFORD, BD9 4QS**



- Grade II Listed Building In Popular Location
- Well Maintained Building Comprising Many Unique Features
- Approximate GIA 624.74 sqm (6725 sqft)
- Total Ground Area 0.130 Hectares (0.322 Acres)
- Suitable For Alternative Uses Subject To Planning And Church Commissioners' Covenants
- Offers Are Invited For The Freehold Interest

LOCATION

The property is located in a residential area known as Manningham, a suburb of Bradford City Centre.

The property is more particularly located fronting Victor Road and has elevations to Victor Street and Leamington Street.

The area is predominantly residential in character with easy access to public transport.

Lister Park is located a short walking distance to the East and Bradford City Centre less than 1km south. The nearest Motorway is the M606 approximately 7 km to the South.

DESCRIPTION

The church is built of snecked ironstone and sandstone beneath a pitched and slated roof. The church has all the features of an historic religious building such as the nave, chancel, transepts and a tower.

The building's principal feature is the almost detached campanile tower that also incorporates the principal entrance into the building.

Separate male and female W.C's have been created including disabled facilities, a kitchen and dining area located beneath the chancel with an entrance off Leamington Street.

Fenestration is predominantly of stone construction with stained glass panels separated by sand stone tracery.

Artificial lighting is by way of fluorescent fittings and filament bulbs and we understand the property benefits from gas/oil fired central heating.

The property is set back from the road by way of a grassed lawn. Boundaries are of stonework and cast iron fencing.

ACCOMMODATION

Floor/Description	Sq Metres	Sq Feet
First Floor	578.28	6225
Basement	46.46	500
Total	624.74	6725

SERVICES

We understand that electricity, water and drainage are available to the property however we would ask any interested parties to make their own enquiries.

TENURE

The land and property is freehold and to be sold with vacant possession

SALES PRICE

Upon application.

LEGAL COSTS

The purchaser will be responsible for the vendors legal fees incurred in the preparation and completion of the sale.

VIEWINGS

By appointment with the sales agent 'First City The Property Consultancy' on 01902 710999 quoting reference 2954.

First City Limited, First City House, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

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