

**PURPOSE BUILT MEDICAL CENTRE
WITH POTENTIAL FOR ALTERNATIVE USES
5 ALICE STREET
BRADFORD**



257M² (2,770 SQ. FT.)

- Situated approximately 1 mile from Bradford city centre.
- Off-street car parking.
- The premises provide a range of consulting rooms, operating theatres, recovery rooms, kitchen and WC facilities.
- Gas central heating and partial air conditioning.
- Suitable for a variety of uses, subject to consents.

**FOR SALE - £450,000
OR
TO LET - £35,000 PER ANNUM**

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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1. LOCATION:

The property is situated on Alice Street, which is situated off Lumb Lane, which to the south links to White Abbey Road (B6144), which leads to Bradford city centre, which is situated approximately 1 mile distant.

The property is situated in a mixed use area with Lumb Lane providing various interspersed retailers including a pharmacy, hot food takeaways and restaurants.

2. GENERAL DESCRIPTION:

The premises provide a detached single storey purpose built medical centre constructed in brick with multi-pitched concrete tile covered roofs drained by PVC rainwater goods and with timber windows with a mixture of internal security bars and security grills.

Access is provided from the Alice Street frontage by a door with a security shutter. Further access is provided by a timber door, in front of which there is a small canopy.

To the Alice Street frontage is car parking for 9 vehicles, one of which is allocated for disabled purposes.

The property provides a reception area, waiting room and a series of consulting rooms, operating theatres and recovery rooms. There are also kitchen and WC facilities. The premises generally have vinyl covered floors, painted walls and ceilings, fluorescent lighting, timber windows and central heating radiators. Some of the rooms benefit from air conditioning.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:

Consulting Room	11.24m ² (121 sq. ft.)
Consulting Room	4.18m ² (45 sq. ft.)
Consulting Room	15.42m ² (166 sq. ft.)

Consulting Room	11.24m ² (121 sq. ft.)
WC	
Consulting Room	7.34m ² (79 sq. ft.)
Consulting Room	5.11m ² (55 sq. ft.)
Consulting Room	12.45m ² (134 sq. ft.)
Reception Area	18.86m ² (203 sq. ft.)
Kitchen	12.26m ² (132 sq. ft.)
Cleaner's Room	1.86m ² (20 sq. ft.)
WC	
Waiting Area	25.64m ² (276 sq. ft.)
Disabled WC	
Waiting Area	8.64m ² (93 sq. ft.)
Disabled WC	
Consulting Room	18.02m ² (194 sq. ft.)
Operating Theatre	36.88m ² (397 sq. ft.)
Recovery Room	5.95m ² (64 sq. ft.)
WC	
Shower Room	
Office/Consulting Room	14.77m ² (159 sq. ft.)
Consulting Room	18.02m ² (194 sq. ft.)
Store	2.97m ² (32 sq. ft.)
Operating Theatre	22.30m ² (240 sq. ft.)
Recovery Room	4.18m ² (45 sq. ft.)
TOTAL NET INTERNAL FLOOR AREA	257.33M² (2,770 SQ. FT.)

4. SERVICES:

We understand the premises benefit from all mains services and are heated by gas central heating. Some of the rooms benefit from air conditioning. No tests have been carried out on any of the services and we are unable to comment upon their condition or capacity.

5. RATING:

The rating authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office website which states the property has a Rateable Value of £14,750 (Surgery and Premises).

The Uniform Business Rate for 2026/27 is £0.480. There is an additional lower rate for leisure, retail and hospitality occupiers, alongside the continuation of small business rate relief for eligible occupiers. Interested parties should seek verification from the local authority to establish the actual amount payable.

6. TERMS:

FOR SALE

The premises are offered for sale at £450,000

TO LET

The premises are offered to let on a new full repairing and insuring lease for a term to be agreed, at a rent of £35,000 per annum exclusive.

The tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

7. EPC:

The property has an Energy Rating of B (43).

8. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY**

**ANDREW WARD MRICS
TEL:- 01274 307910**

Amended 29 April 2026

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

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FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.