

ASSISTED LIVING INVESTMENTS

CITY EXCHANGE
NELSON STREET, BRADFORD



CITY EXCHANGE

NELSON STREET, BRADFORD

10%
NET YIELD

- 119 TOTAL UNITS
- 25 YEAR FRI CONTRACT CPI LINKED
- ANNUAL RENT REVIEWS
- NO OVERHEADS OR DEDUCTIONS
- CASH BUYERS ONLY
- ETHICAL INVESTMENT STYLE

CITY EXCHANGE



NELSON STREET, BRADFORD

CITY EXCHANGE OCCUPIES A PROMINENT AND CENTRAL CORNER LOCATION AT THE JUNCTION OF HALL INGS AND NELSON STREET IN THE COMMERCIAL AND ADMINISTRATIVE HEART OF BRADFORD CITY CENTRE.

THE BUILDING CONTAINS NINE FLOORS WITH TWO LIFTS. THE CONVERSION WILL CREATE 119 APARTMENTS AND 3 COMMERCIAL UNITS. ALL ONE BED APARTMENTS WITH 73 PARKING SPACES AVAILABLE IN THE UNDERGROUND CAR PARK. EACH APARTMENT WILL HAVE AN OPEN PLAN LIVING ROOM AND KITCHEN AREAS WITH HIGH SPEC FITTED UNITS AND APPLIANCES.

9 APARTMENTS ON THE 2ND FLOOR EACH HAVE LARGE BALCONY AREAS TO THE FRONT OVERLOOKING NELSON STREET. THE 5 APARTMENTS ON THE ROOF WILL OPEN UP TO A HUGE BALCONY, CIRCLING THE ENTIRE BUILDING, GIVING 360 VIEWS OF THE CITY.

THE BUILDING WILL ALSO INCLUDE 3 COMMERCIAL UNITS FOR SMALL LOCAL BUSINESSES.

IT FACES DIRECTLY TOWARDS CITY HALL AND ADJOINS BRADFORD BUS/RAIL INTERCHANGE. TO THE NORTH IS THE BRADFORD HOTEL (FORMERLY NORFOLK GARDENS), ST GEORGES HALL AND THE VICTORIA HOTEL. TO THE SOUTH ARE ADDITIONAL BRADFORD COUNCIL OFFICES IN JACOBS WELL AND ON PRINCE'S WAY. CENTENARY SQUARE, WITH ITS BARS AND RESTAURANTS. BRADFORD CITY HALL AND THE ALHAMBRA THEATRE IS WITHIN EASY WALKING DISTANCE AS ARE A NUMBER OF FAMOUS RESTAURANTS.

CITY EXCHANGE IS A SUBSTANTIAL FORMER OFFICE BUILDING, ORIGINALLY CONSTRUCTED FOR WEST YORKSHIRE PASSENGER TRANSPORT EXECUTIVE (METRO), AS ONE OF THEIR MAIN ADMINISTRATIVE OFFICES.

CITY EXCHANGE

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1 BEDROOM APARTMENT - 119 AVAILABLE

THE PROPERTY COMPRISES OF; ENTRANCE HALL, LOUNGE, KITCHEN, FRIDGE FREEZER, BUILT IN OVEN, HOB AND EXTRACTOR. A GOOD SIZED BEDROOM AND A MODERN BATHROOM.

LOUNGE

GENEROUS SIZED LIVING AREA WITH WINDOW TO FRONT AND ELECTRIC RADIATOR.

KITCHEN

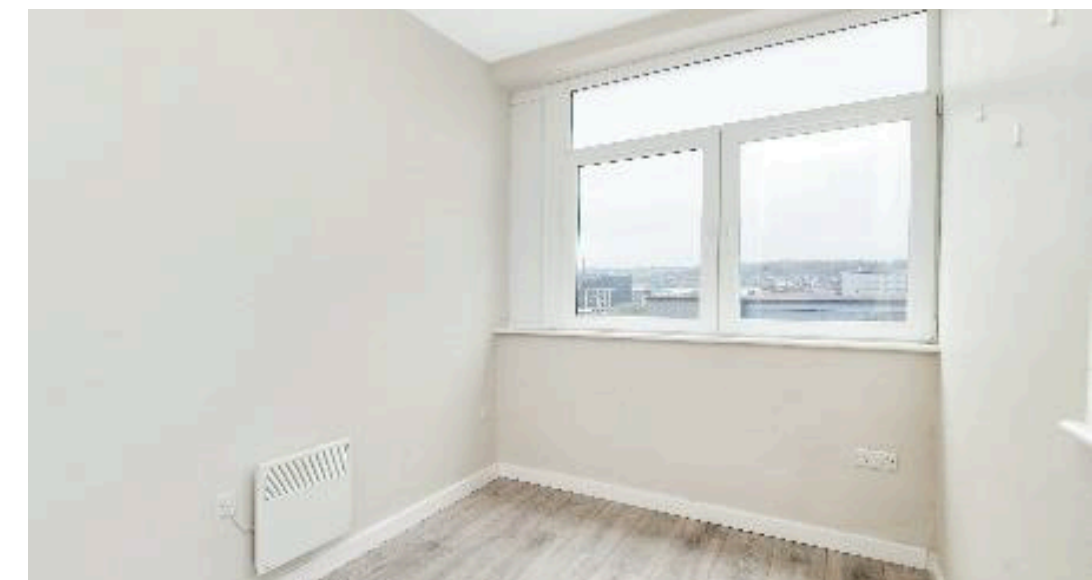
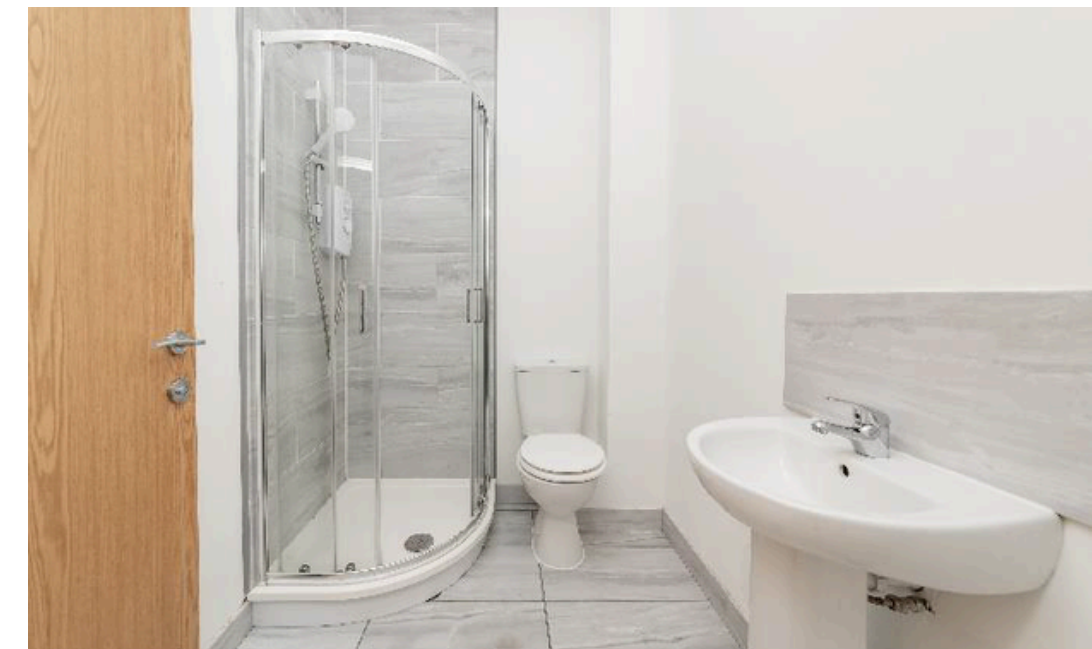
FITTED WITH A RANGE OF WALL AND BASE UNITS WITH COMPLIMENTARY WORKING SURFACES. STAINLESS STEEL SINK UNIT. BUILT IN OVEN, HOB AND EXTRACTOR. FRIDGE FREEZER. SPLASH BACK TILING, AND SOCKETS.

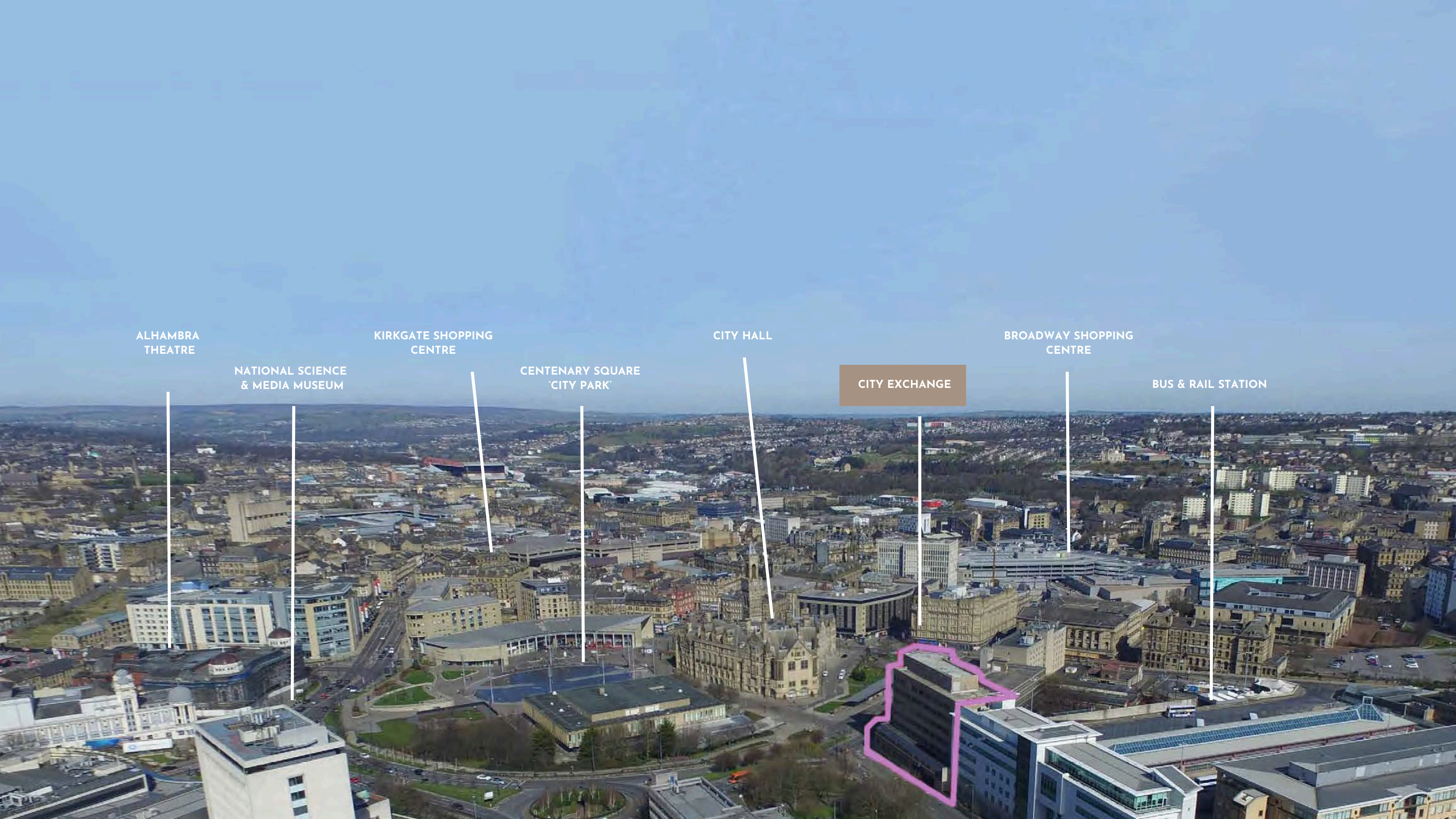
BEDROOM

ELECTRIC RADIATOR.

BATHROOM

WITH MODERN WHITE SUITE, PANEL BATH WITH SHOWER ABOVE, PEDESTAL HAND WASH BASIN, LOW LEVEL WC, EXTRACTOR FAN.





ALHAMBRA
THEATRE

NATIONAL SCIENCE
& MEDIA MUSEUM

KIRKGATE SHOPPING
CENTRE

CENTENARY SQUARE
'CITY PARK'

CITY HALL

CITY EXCHANGE

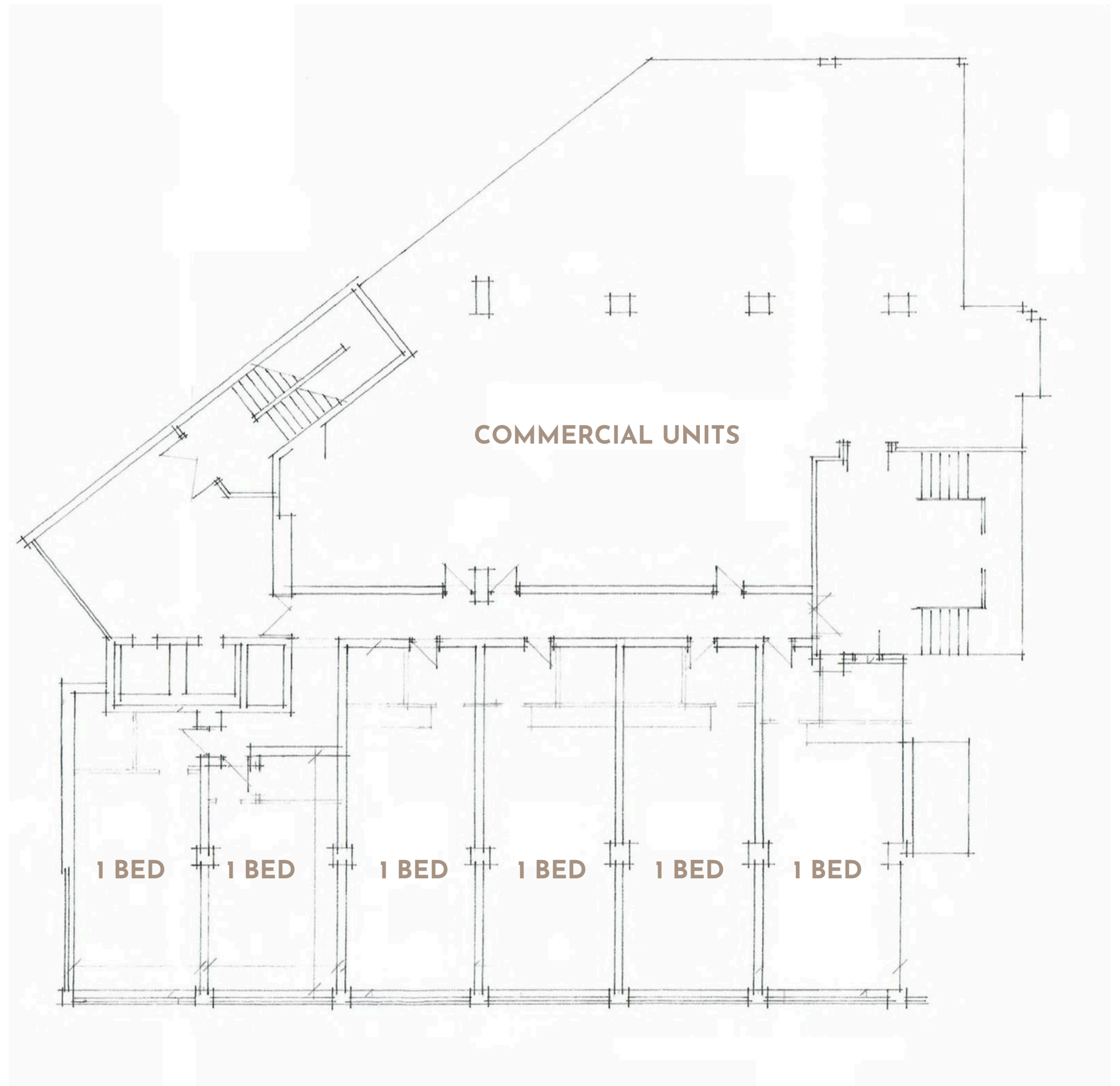
BROADWAY SHOPPING
CENTRE

BUS & RAIL STATION

CITY EXCHANGE

NELSON STREET, BRADFORD

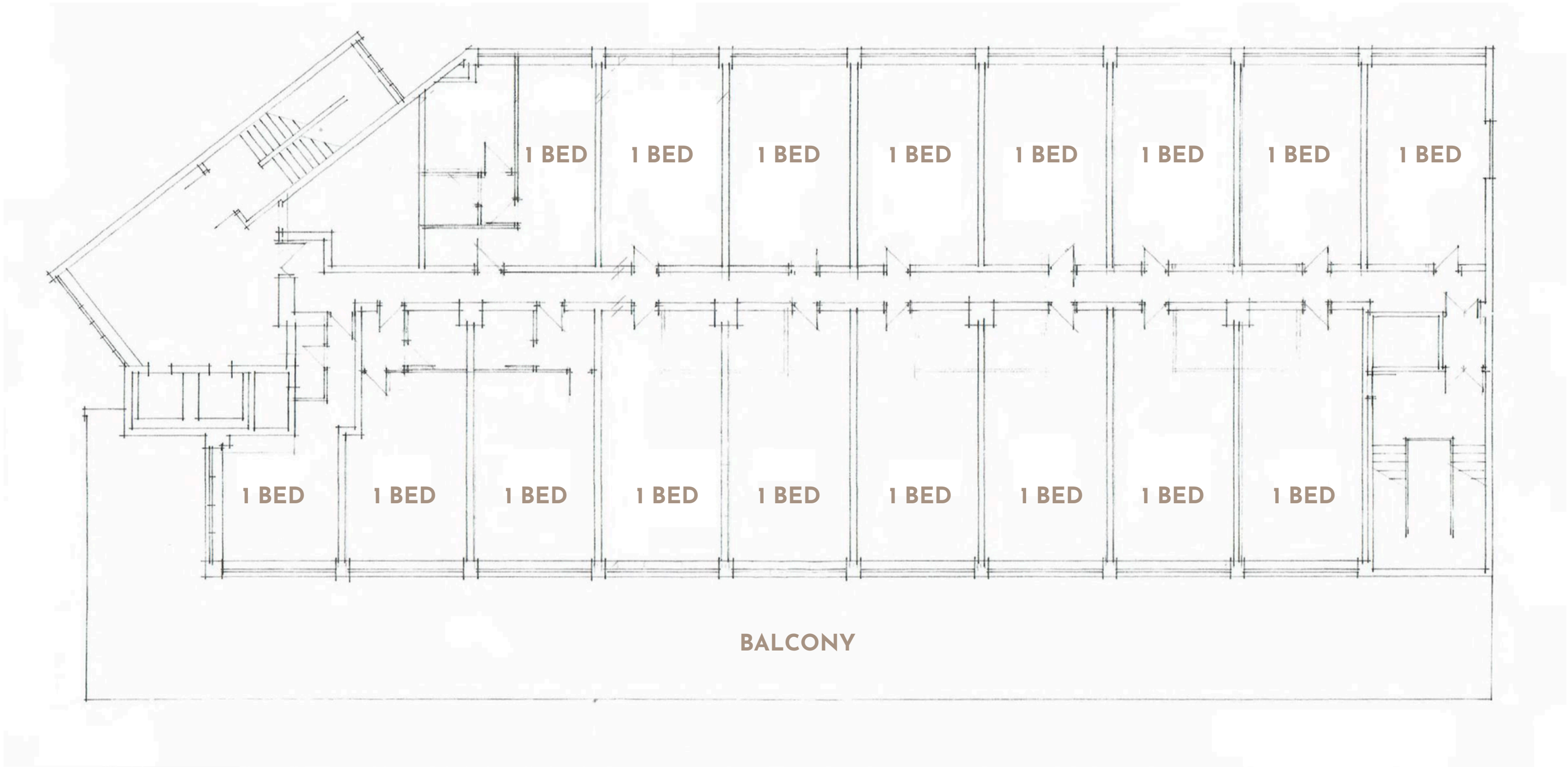
PROPOSED PLAN
1ST FLOOR



CITY EXCHANGE

NELSON STREET, BRADFORD

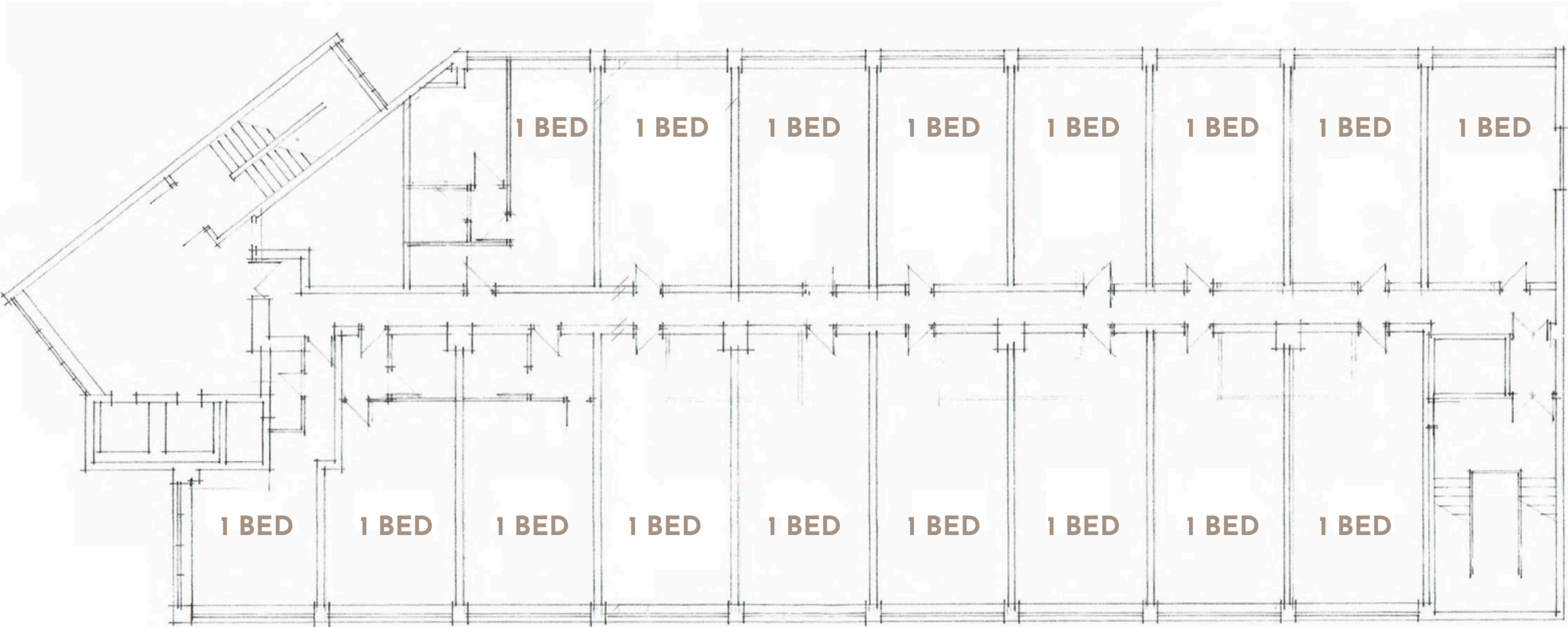
PROPOSED PLAN
2ND FLOOR WITH BALCONY



CITY EXCHANGE

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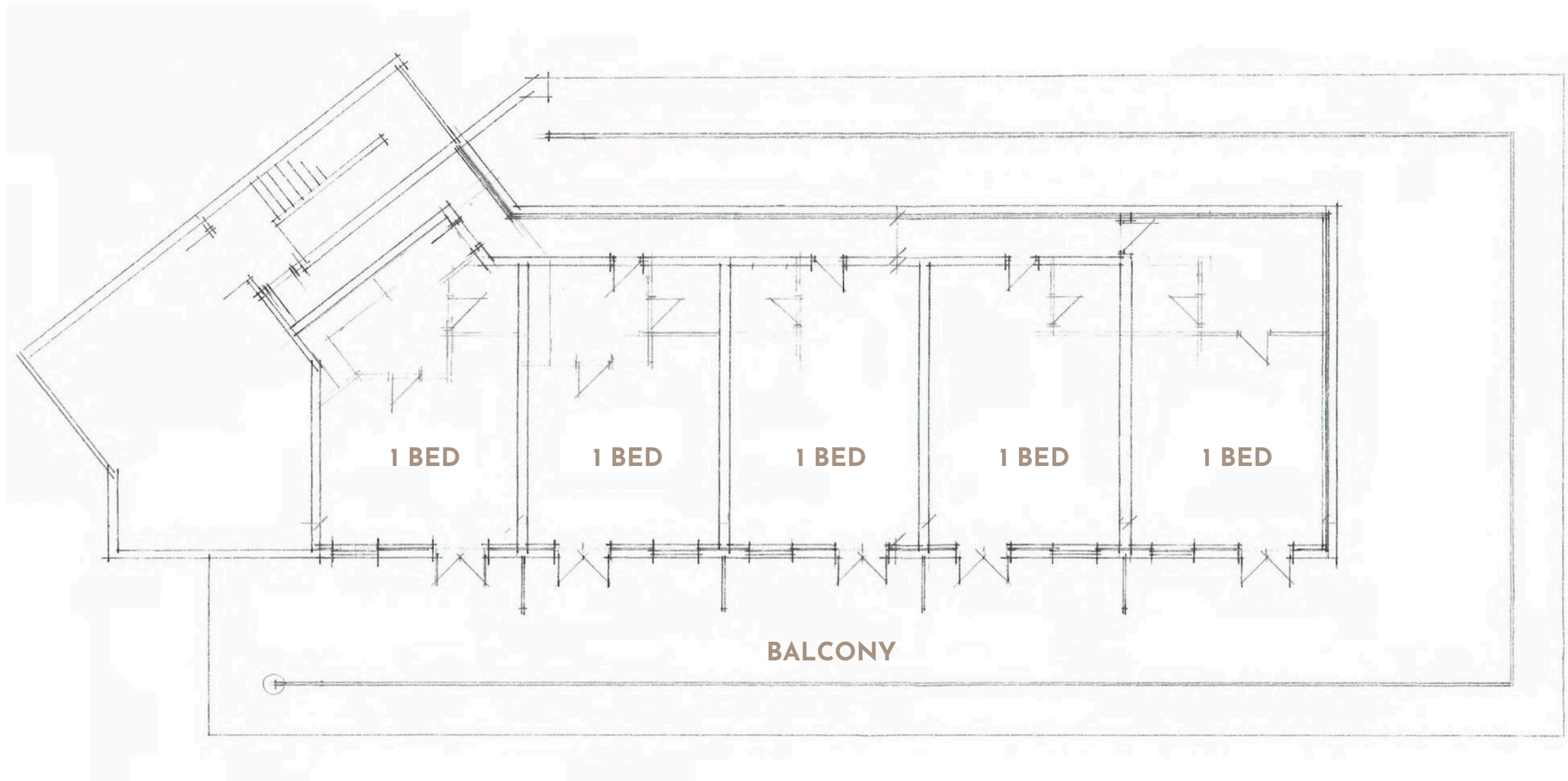
PROPOSED PLAN
3RD, 4TH, 5TH, 6TH, 7TH FLOOR



CITY EXCHANGE

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PROPOSED PLAN
8TH FLOOR - ROOF BALCONY



CITY EXCHANGE

THE LOCAL AREA

REGENERATION WITHIN THE AREA.

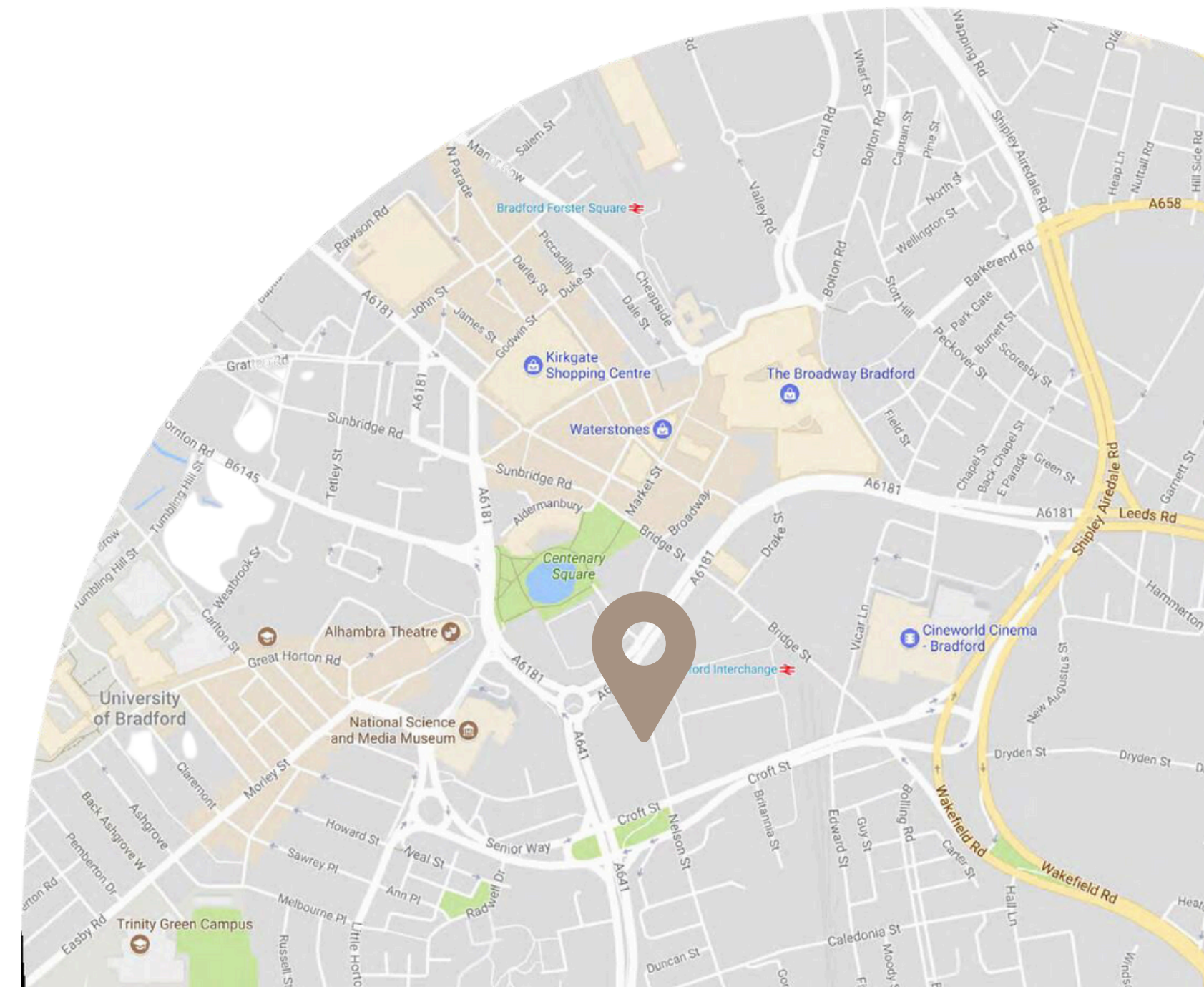
A TEN-YEAR PLAN TO DRIVE FORWARD REGENERATION IN BRADFORD CITY CENTRE HAS BEEN UNVEILED BY COUNCIL BOSSES.

A NEW FILM PRODUCTION HUB FOR THE CITY, BETTER ROAD AND RAIL LINKS AND THE “REINVENTION” OF THE THORNTON ROAD UNIVERSITY AND COLLEGE AREA ARE ALL ON THE CARDS OVER THE NEXT DECADE.

THE BRADFORD CITY PLAN ALSO BRINGS TOGETHER MUCH-PUBLICISED PLANS FOR A REDEVELOPED ODEON, A REFURBISHED ST GEORGE’S HALL, A NEW CITY-CENTRE POOL AND A RETAIL ACADEMY.

THE CITY CENTRE WILL BE MAINTAINED TO THE “HIGHEST STANDARDS”, WITH MORE PRIVATELY RUN AND COMMERCIALY SPONSORED EVENTS AND FACILITIES.

BUT WITH PUBLIC SECTOR FUNDS SHRINKING, THE PLAN STRESSES THE IMPORTANT ROLE THE PRIVATE SECTOR WILL PLAY IN MAKING IT ALL HAPPEN.



CITY EXCHANGE



THE LOCAL AREA

BRADFORD COUNCIL LEADER DAVID GREEN SAID: “WE NEED A CITY PLAN AS WHILST THE COUNCIL WILL CONTINUE TO HAVE AN IMPORTANT LEADERSHIP AND REGULATORY ROLE IN MANY OF THE PROJECTS, IT IS LIKELY THAT AN INCREASING NUMBER WILL BE DELIVERED THROUGH PARTNERS AND THE PRIVATE SECTOR AS PUBLIC SECTOR FUNDING REDUCES.

“IT IS A TEN-YEAR PLAN AND IT WILL BE ADAPTED AS PROGRESS IS MADE.”

THE PLAN WILL CONCENTRATE ON FIVE KEY LOCATIONS: THE ‘INDEPENDENT QUARTER’ AT THE TOP OF TOWN, THE FORSTER SQUARE AND CATHEDRAL AREA, THORNTON ROAD’S ‘LEARNING QUARTER’, CITY PARK’S BUSINESS AND CULTURE CLUSTER AND THE CITY CENTRE RETAIL AND LEISURE AREA.

IT HIGHLIGHTS THE NEED TO FIND NEW USES FOR VACANT BUILDINGS, INCLUDING BRINGING OLDER BUILDINGS BACK INTO USE AS WELL AS REVITALISING THE HIGH STREET AND BUILDING NEW HOMES.

THE PLAN WAS DRAWN UP BY THE COUNCIL WITH HELP FROM ORGANISATIONS SUCH AS BRADFORD COLLEGE, THE UNIVERSITY OF BRADFORD, TRANSPORT AUTHORITY METRO AND LOBBYING AND NETWORKING GROUPS BRADFORD BREAKTHROUGH AND BRADFORD MATTERS.

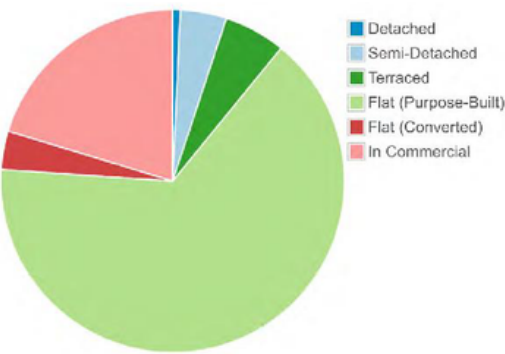
THE LOCAL AREA STATISTICS

BASIC INFORMATION

AREA TYPE - URBAN
LOCAL AUTHORITY - BRADFORD
WARD - CITY
CONSTITUENCY - BRADFORD WEST
REGION - YORKSHIRE AND THE HUMBER
COUNTRY - ENGLAND

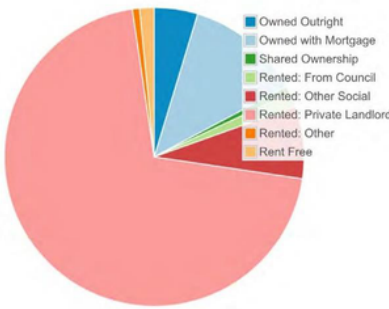
HOUSING TYPES

DETACHED - 1
SEMI-DETACHED - 6
TERRACED - 8
FLAT (PURPOSE-BUILT) - 90
FLAT (CONVERTED) - 5
RESIDENCE IN COMMERCIAL BUILDING - 28
TOTAL - 138



HOUSING TENURE

OWNED OUTRIGHT - 6
OWNED WITH MORTGAGE - 16
SHARED OWNERSHIP - 1
RENTED: FROM COUNCIL - 2
RENTED: OTHER SOCIAL - 10
RENTED: PRIVATE LANDLORD - 90
RENTED: OTHER - 1
RENT FREE - 2
TOTAL - 128



THE LOCAL AREA STATISTICS

ECONOMIC ACTIVITY

FULL-TIME EMPLOYEE - 65
PART-TIME EMPLOYEE - 20
SELF EMPLOYED - 5
UNEMPLOYED - 10
FULL-TIME STUDENT - 49
RETIRED - 3
LOOKING AFTER HOME OR FAMILY - 9
LONG-TERM SICK OR DISABLED - 10
OTHER - 16
TOTAL - 187

