



BROADWAY MANSIONS







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## About the Development

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Broadway Mansions is reviving General Buildings into 32 one bed, two bed and studio apartments. General Buildings was built between 1883 and 1887, as part of a hotel.

The site is at the heart of the only surviving element of the medieval street pattern which was centered around Ivegate, Kirkgate and Westgate.

## Bradford

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- Growing population of 2.2 Million.
- High rental property demand for students & well-paid city workers.
- One of the largest University campuses in Europe.
- Excellent transport links.
- International corporate companies developing within Bradford City centre.



## Investment Opportunity

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Prices from £74,950

7% gross (ROI) paid 6 months in advance for 2 years.

Fully managed

250 year lease

Prime location

## Purchase Structure

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Reservation £3,000

Exchange 50% (held in escrow)

Balance on completion 50%

## Specification



- Contemporary kitchen and appliances in an open space for modern living and dining.
- Hi Gloss integrated units, Oven, Hob, Extractor, Fridge freezer, Washing machine.

## Specification



- An ultra modern colour palette and furniture is carefully selected to enhance the interior while allowing for personal touches. TV point, Internet (virgin media & BT), Phone point.



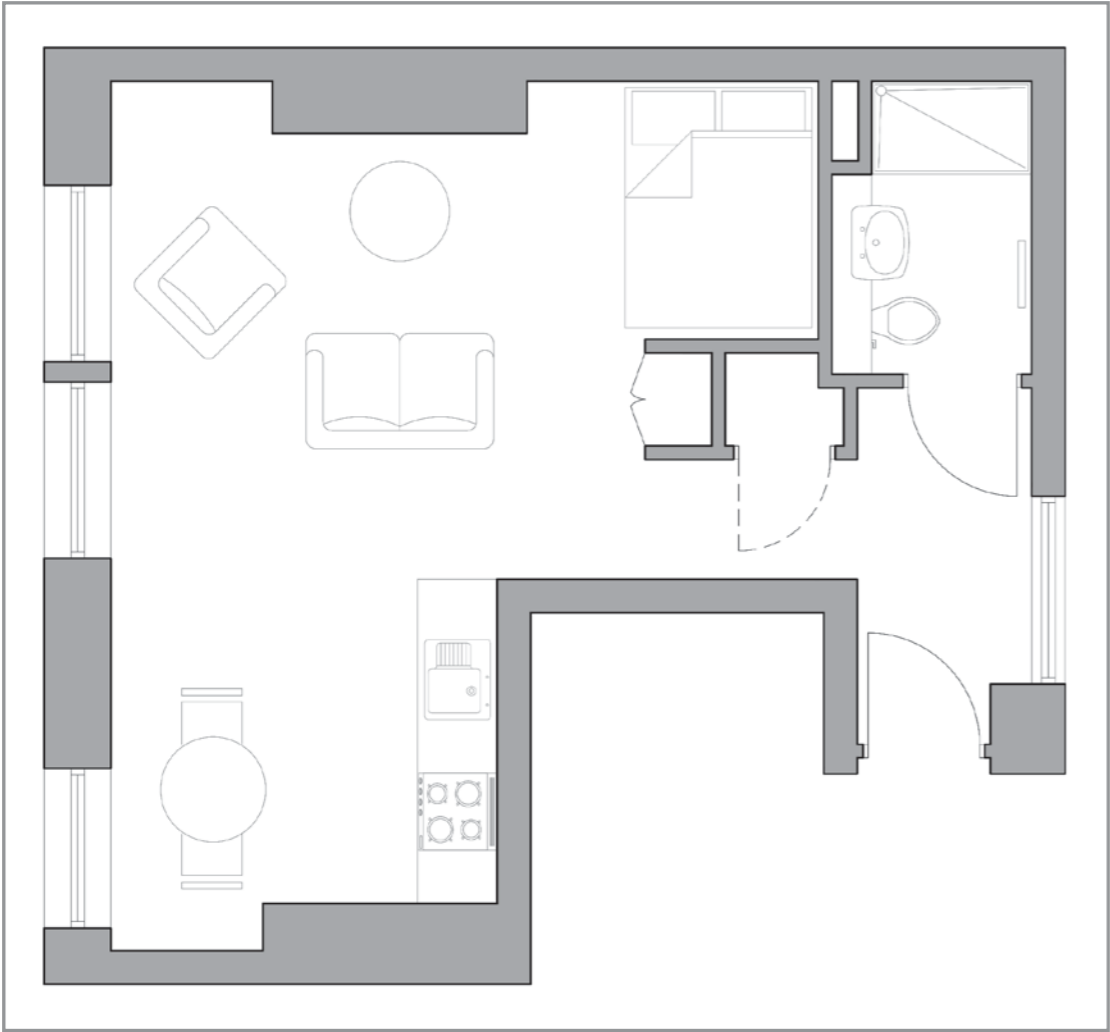
## Specification



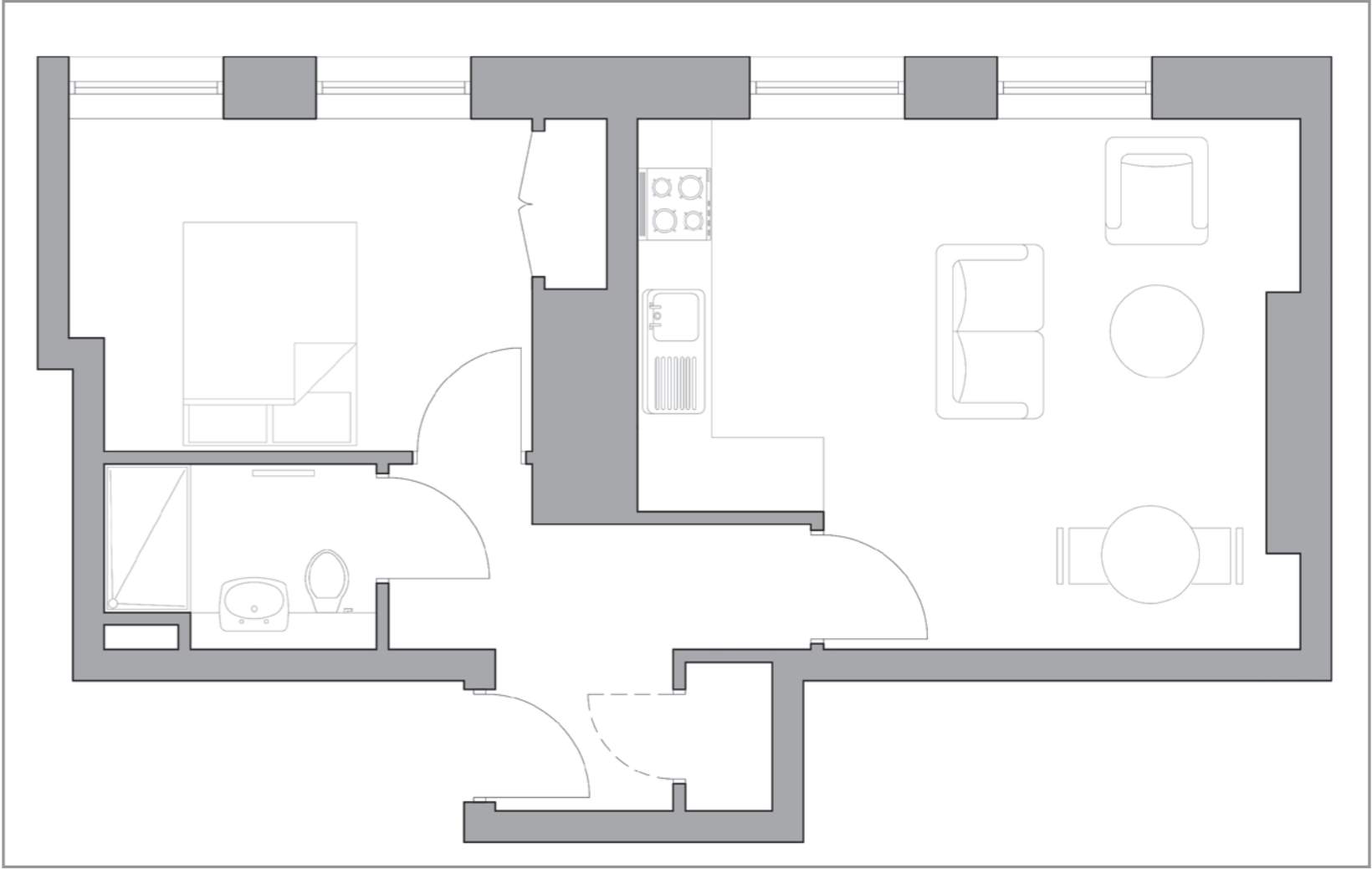
- Contemporary tiled bathroom wc basin and shower.

Specification

Typical Studio Apartment



Typical Bed Apartment





# LEISURE

## City Park and Mirror Pool

City Park is a regenerated leisure public space in the heart of Bradford's city centre with the multi award winning high tech water feature - the Mirror Pool- the largest of its kind in the UK, designed to respond to the rhythm of the city. Unsurprisingly, the Park's computer controls the vast animated pool; which produces millions of laser light projections, from a low laying steam at dawn resembling an Urban Scotch mist to an underwater light show at dusk.

The aqueous interactive laser artwork with hundreds of fountains and a walking causeway reflects the Victorian glory of the 19th century City Hall. Distinguished for its uniqueness, the Bradford blast is the splashing fountain display that shoots 30m into the air- the largest of its kind in the UK. Part of the Broadway Mansions, Centenary Square, is the city's prominent leisure facility, extensively landscaped with raised lawns offering relaxation and alfresco dining. Used as an exhibition space and a venue for market stalls during European markets season, Centenary Square is a vibrant and cultured destination offering art galleries, restaurants, and bars for the city dweller.

## Leisure Exchange

Leisure Exchange is a family centered leisure destination, situated in the center of the city offering a diverse range of entertainment and a vast array of recreational activities from cinema complex, casinos, gyms, bowling alleys, hotel, bars, restaurants, cafes for the city's pleasure seekers.





# LEISURE

## Alhambra Theatre

Opened in 1914, by Francis Laidler, the Alhambra theatre, nestled in the city centre boasting a large domed turret, is recognised as Bradford's iconic landmark dominating the skyline. Named after the Alhambra Palace in Granada Spain, the place of residence of the Emir of the Emirate of Granada, the Alhambra, with a capacity to seat 1400, is the premier receiving venue in the North, hosting large-scale entertainment from international dance, musicals and drama. Home to Yorkshire's grandest Panto, the Alhambra is favoured with prestigious touring companies like Disney, Northern Ballet, The Royal Shakespeare Company and renowned West End shows like The Lion King and Billy Elliot.



## Natural Science and Media Museum

The National Science and Media Museum (formerly the National Media Museum), located in Bradford, West Yorkshire, is part of the national Science Museum Group. The museum has seven floors of galleries with permanent exhibitions focusing on photography, television, animation, videogaming, the Internet and the scientific principles behind light and colour. It also hosts temporary exhibitions and maintains a collection of 3.5 million pieces in its research facility. The venue has three cinemas, operated in partnership with Picturehouse Cinemas, including an IMAX screen. It hosts festivals dedicated to widescreen film, video games and science, and has previously hosted popular film festivals, including the Bradford International Film Festival until 2014.

In March 2016 a £7.5 million five year investment plan in the museum was revealed by the Science Museum Group.





# SHOPPING & RETAIL

## Westfield Broadway

With a much-anticipated wait, the £260 million revival of the city took its form as the Westfield Broadway Shopping and Leisure complex, which opened in 2015. Projected to attract inward investment in the region of over £500 million, the Westfield Broadway offers shoppers 570 000 sq feet of retail and entertainment space. With 1300 parking spaces and 82 stores and services from restaurants catering to every palate, retail units meeting even the most discerning taste, cafes for the social butterflies to meet and relax and a vast cinema complex housing multiple screens, it no doubt provides shoppers with a distinctive retail experience. Employing 2500 people and boosting footfall in the city by 40%, it is understandable to see why it is the ace in the city's regeneration deck!



## Kirkgate Shopping Centre

Kirkgate indoor shopping centre, the home to Kirkgate market, draws 15 million visitors per year. Located in Bradford city centre, Kirkgate is the third largest shopping centre in Yorkshire, boasting three storeys with 650 parking spaces and 111,000 sq feet of retail space. With plans to receive a £3 million refurbishment, the 50 stores attracting an annual footfall of 15 million, is forecasted to grow Yorkshire's wealth and reputation as a formidable city in the North.



# SHOPPING & RETAIL

## Forster Square Retail Park

Adjacent to Forster Square train station, lying North West of Bradford is the Forster Square Retail Park. Positioned just out of the city centre, Forster Square Retail Park attracts 3 million car visits per year from a catchment population of over 600,000 people over a 10 km radius with an average spend of £115. Accessible by train, the retail park offers 1300 parking spaces, 24 retail and leisure units with an annual footfall of 10 million, Forster Square Retail Park is favoured for those living and working just outside the city limits!



## Oastler Centre Market

Oastler Market is a characterful and lively indoor market proving fresh meat and fish produce to the city dwellers! With an array of quality food retailers, in the city's Northern quarter, Oastler Market, welcomes budding entrepreneurs with test trading stalls and bargain hunters alike! What is truly unique is the pervading sense of community spirit, with the local sellers peddling their diverse and mouth-watering delicacies to the curious and bustling crowds.





# EDUCATIONAL INSTITUTIONS

## Bradford College of Media Studies

Employment in the Creative Economy has grown by 138% since 2008. A staggering 2.1 million people are employed in the creative industry, generating 5% of the UK's economy! The Bradford College of Media Studies no doubt funnels this talent to the Creative Economy, with its cutting edge research and long history at the forefront of new developments in the field of media, film and television production. With its core mission to support employability, enterprise and innovation; Bradford College is the college of choice for students with a creative flair..



## Bradford College

With roots going back to 1832, Bradford College is housed in the aptly named David Hockney building. Occupying the town centre location, Bradford College is multi-disciplinary in that it functions as Bradford Business School, Bradford Law School and Mc Millan School of Teaching Health and Care for higher and further education students. In recent years, a £50 million investment in the Trinity Green Campus Sports Hall, meant that it can accommodate 25000-part time and full time students, from introductory to post graduate levels. Bradford College is renowned for its famous alumni, among them, David Hockney, the son of modern art, whose paintings deck the walls across the UK.



# *EDUCATIONAL INSTITUTIONS*

## University of Bradford

The University of Bradford attracts students from over 30 different countries, with 15% from more than 150 countries. Positioned in the city, Bradford University has two campuses to meet the increase in student population over the years. With student figures in 2016/7 at 10960 (8045 undergraduates and 2915 post graduates), 4 million is invested in scholarships every year for both UK and international recipients. Recognised as the world leading technologies university, with its pioneering research, it is not surprising that Bradford University featured high in the world ranking for research methodology (2018). With over 50 years of academic excellence and a growing international reputation for innovation and research, Bradford University certainly puts the city on the world map!

## Bradford University School of Management

Established in 1963, occupying the Heaton Mount buildings, a former wool mansion in the Victorian age, with its neo Gothic and Italian architecture, Bradford International Business School, is one of the oldest university based business schools. Set in Lister Park, a leafy suburb in the city, spanning over 14 acres of beautifully scenic parkland, Bradford University School of Management is an international leader in business education, research and management. It is not surprising then that the university holds the coveted Triple Crown accreditation. The MBA programme is ranked 10th in the world. Ranked 9th in the UK, the university boasts 1000 under graduates, 500 postgraduates and 100 doctoral students continuing the age-old tradition of carving international links with other prestigious like-minded enterprises and universities.





# TRAVEL & TRANSPORT

## Forster Square Train Station

Forster Square train station is one of two major rail networks serving the commuters of Bradford. Opened in 1846, as an imposing neo classical building, Forster Square operates services to surrounding towns like Skipton, Ilkley and Leeds. With redevelopment and expansion works in 1990, today Forster Square operates services to surrounding towns every 15 minutes and to Leeds every 10 minutes making it accessible and convenient for its commuters.



## Bradford Interchange Train Station

Ten minutes from Forster Square train station, Bradford Interchange Train station, was in 1973 a showpiece of European design. Rebuilt in 2001, Bradford Interchange today, serves as the hub station; combining coach, rail and bus services with a nationwide reach. With services to major cities like Leeds, Manchester, Blackpool and London it is no wonder that annual passenger numbers are up by 2.976 million from 2015/16 with proposals in the pipeline to introduce the Bradford cross rail- a high speed rail stop, part of the northern powerhouse.



Proposed Development



# TRAVEL & TRANSPORT

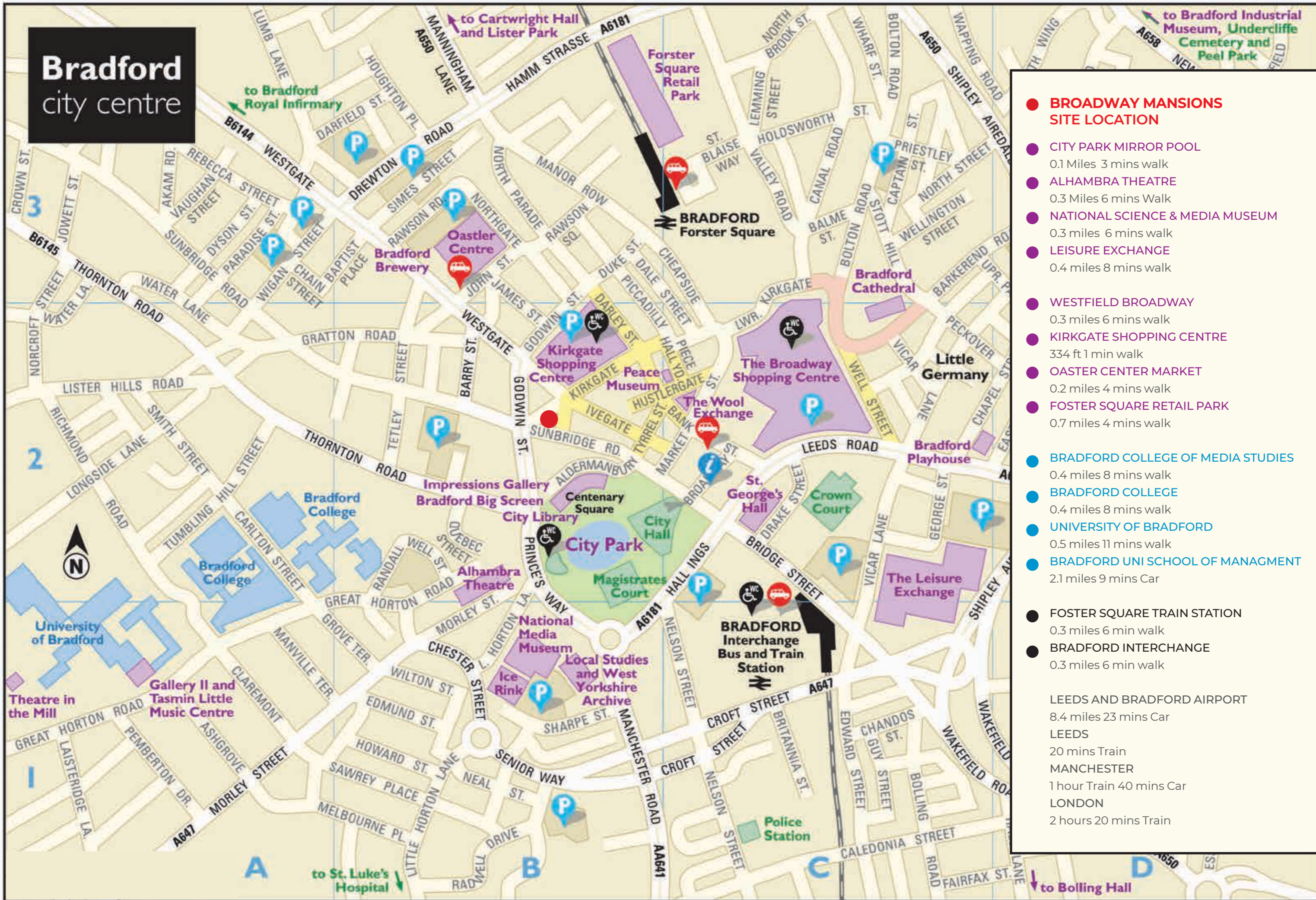
## Leeds and Bradford Airport

Leeds and Bradford airport is the largest regional airport in Yorkshire that operates regular services to both domestic and European destinations. Being in a convenient and accessible position from Leeds ( 8 miles ) and Bradford (9 miles).





# Bradford city centre



- **BROADWAY MANSIONS SITE LOCATION**
- CITY PARK MIRROR POOL  
0.1 Miles 3 mins walk
- ALHAMBRA THEATRE  
0.3 Miles 6 mins Walk
- NATIONAL SCIENCE & MEDIA MUSEUM  
0.3 miles 6 mins walk
- LEISURE EXCHANGE  
0.4 miles 8 mins walk
- WESTFIELD BROADWAY  
0.3 miles 6 mins walk
- KIRKGATE SHOPPING CENTRE  
334 ft 1 min walk
- OASTER CENTER MARKET  
0.2 miles 4 mins walk
- FOSTER SQUARE RETAIL PARK  
0.7 miles 4 mins walk
- BRADFORD COLLEGE OF MEDIA STUDIES  
0.4 miles 8 mins walk
- BRADFORD COLLEGE  
0.4 miles 8 mins walk
- UNIVERSITY OF BRADFORD  
0.5 miles 11 mins walk
- BRADFORD UNI SCHOOL OF MANAGMENT  
2.1 miles 9 mins Car
- FOSTER SQUARE TRAIN STATION  
0.3 miles 6 min walk
- BRADFORD INTERCHANGE  
0.3 miles 6 min walk
- LEEDS AND BRADFORD AIRPORT  
8.4 miles 23 mins Car
- LEEDS  
20 mins Train
- MANCHESTER  
1 hour Train 40 mins Car
- LONDON  
2 hours 20 mins Train





PEMBERTON BAKER



BROADWAY MANSIONS

## COMING SOON

Development of 32 luxury apartments

### ARCHITECT

Design Office Collective, Guiseley  
Tel: 01274 412013

### LEGAL

MSB Solicitors, Liverpool  
Tel: 0151 230 4663

### SALES

Pemberton Baker  
Tel: 01274 403671

### SALES

Longmere Asia Consultancy  
Tel: +44 07539 103502

## PAST PROJECTS

Agustus House



# PEMBERTON BAKER

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