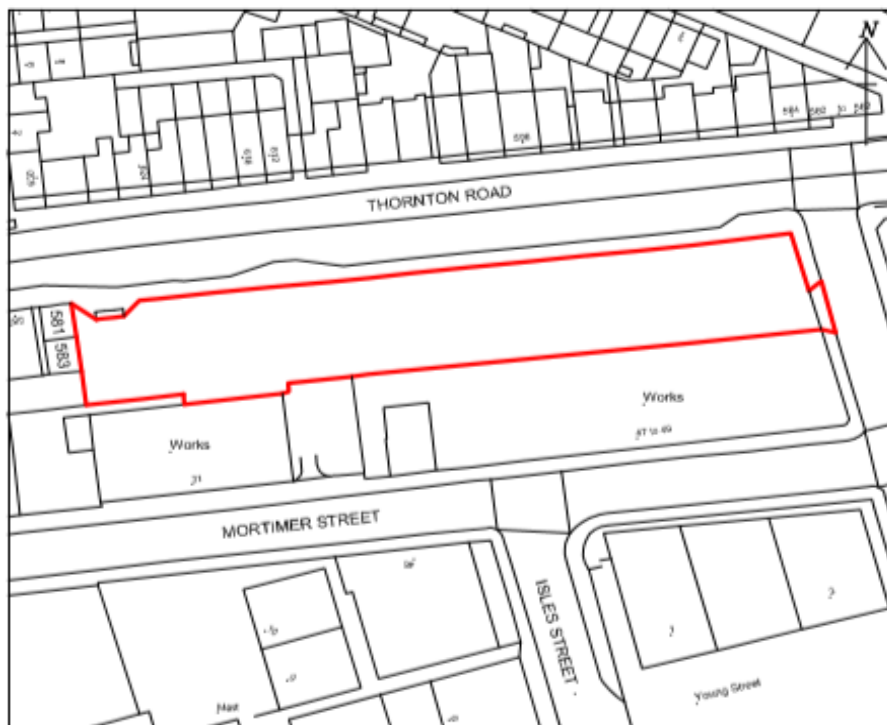


Plot adjacent to  
581-583 Thornton Road  
**BRADFORD**  
**BD8 9RA**



## TO LET

- Fenced Plot of Land with Extensive Frontage to Thornton Road (B6145) with Site Area of Approx. **2,000 sq m (0.48 acres)**
- Suitable for Various Main Roadside Uses (subject to planning etc).
- Potential Access/Servicing Points from Thornton Road, Young Street and Mortimer Street
- Rent; **£22,500 pa** – whole plot
- Possible Option to Split into 2 Parts – Further Details and Guide Rent Upon Application
- *Now with Planning Permission for a Car Sales Forecourt!*



Chartered Surveyors  
Commercial Property Agents

### SITUATION

The plot occupies a high profile and busy location fronting onto Thornton Road (B6145), a short distance east from the main junction with Allerton Road/Cemetery Road, (also known as 4 Lane Ends).

Thornton Road is a busy commuter route enjoying significant flows of passing traffic with a wide variety of commercial concerns represented closely interspersed with numerous residential dwellings.

Longstanding occupiers in the vicinity include Lady Royd Garage, Farmers Boy and Victoria Shopping Centre (B & M, The Range, Morrisons Supermarket etc).

Time restricted on street carparking is generally permitted along this section of Thornton Road.

### PLOT

The site comprises an elongated strip with extensive frontage to Thornton Road and extends to approximately **2000 sq m (0.48 acres)**. The site is reasonably level, is currently grassed over (with some hardcore covering), free of all structures/buildings and bounded by metal mesh security fencing.

We anticipate that the plot will be of interest to all main road occupiers with potential access/servicing points being available from Thornton Road, Young Street and Mortimer Street (subject to planning)

### RATING

The site will be reassessed for rating purposes upon occupation.

### RENT

**£22,500 per annum exclusive, for the whole plot - Subject to Lease, Plus VAT – if appropriate**

### LEASE

The plot is available to let upon a new contracted out full repairing lease for a term to be agreed and incorporating upwards only rent reviews.

Consideration may be given to offering the site in 2 individual parts – further details upon request.

### PLANNING

A Change of Use Planning Permission has been granted to create a car sales forecourt and sales cabin. For further information see <https://planning.bradford.gov.uk/online-applications> and quote ref: 21/05051/FUL

### LEGAL COSTS

Each party are responsible for their own legal costs in this transaction.

### VAT

Our clients advise that VAT will not be chargeable on the rent, but they reserve the right to do so – if appropriate.

### VIEWING

The site is open to view although we would request that parties to register their interest with us so they may be informed of any marketing updates.

Further details can be obtained by contacting the sole agents:-

### Sharma Williamson

Tel: (01274) 759955  
Email: [info@sharmawilliamson.co.uk](mailto:info@sharmawilliamson.co.uk)  
Web: [www.sharmawilliamson.co.uk](http://www.sharmawilliamson.co.uk)

(May 2022)



Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
3. None of the building services or service installations have been tested and are not warranted to be in working order.
4. No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.
5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).