

# To Let



Thornbury Works
Bradford Road
BRADFORD
BD3 7DG

- Extremely prominent commercial premises with ground floor of approx 325.2 sq m (3500 sq ft) and first floor of 325.2 sq m (3500 sq ft). Totalling 650.4 sq m (7000 sq ft)
- Suitable for various business concerns.
- Allocated car parking available.

www.sharmawilliamson.co.uk

T: 01274 759955



### **SITUATION**

The property occupies arguably one of the most prominent locations in the region with direct frontage onto Bradford Road (A647) dual carriageway which provides a direct route from Bradford to Leeds with a dedicated cycle lane and being a popular bus route.

Other established traders in the locality include Northern Trade Windows, Yorkshire Veterinary Hospital, Kwik fit and Morrisons convenience store.

On street car parking is generally permitted upon the neighbouring Sunnybank Lane.

# PROPERTY/ACCOMMODATION

The property comprises a 2 storey stone built commercial building, the ground floor of which was last used for light assembly / industrial purposes and provides a series of work

The first floor was last occupied as offices and more recently for community uses.

A separate access is available to the first floor via a secure staircase from the ground floor shared lobby area.

The premises provide the following approximate gross internal floor areas

	Sq. m.	Sq. ft.
Ground Floor	325.2	3500
First Floor	325.2	3500
TOTAL AREA	650.4	7000

# **RATING**

A search of the Valuation Office website reveals that the property has the following Rateable Values:

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

	Rateable	Rates Payable
Ground floor unit 2	£2,544	£1,269
1st floor front unit	£13,750	£6,861

# **RENT**

Ground floor - £25,000 per annum exclusive (+VAT)

First floor - £16,500 per annum exclusive (+VAT)

Subject to Lease

## **LEASE**

The property is available to let (either as a whole or floor by floor) upon a new effective full repairing and insuring lease (with service charge) for a term to be agreed and incorporating upwards only rent reviews.

#### **LEGAL COSTS**

Each party to be responsible for their own legal costs in this transaction

We are advised that VAT is chargeable on the rent at the prevailing rate.

# **ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Rating for this property is **B** a copy of the Certificate and Report is available upon request.

#### VIFWING

By contacting the sole agents:

Sharma Williamson

01274 759955

Email: info@sharmawilliamson.co.uk

(Updated May 24)

#### **PHOTOS**





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:

- The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
- escriptions 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).

