



**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.

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 rooms.

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
1 st 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

VAT

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.

VIEWING

By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

(Updated May 24)

PHOTOS

