



**UNIT 3, CROSSLEY HALL RETAIL PARK
THORNTON ROAD
BRADFORD
BD8 0HH**

- Modern retail premises of **147.1 sq m (1583 sq ft)**
- Other occupiers include Rush Stores and Vets 4 Pets.
- Busy main road frontage with on site parking.
- Rent: **£25,000 per annum exclusive**

SITUATION

The premises are situated in the Crossley Hall area of Bradford, a densely populated residential area situated approx. 4/5 miles west of Bradford City Centre, close to the busy junction with 4 Lane Ends.

Thornton Road (B6145) is a busy commuter route linking Bradford City Centre through to the popular residential suburbs of Thornton, Denholme and beyond.

PROPERTY/ACCOMMODATION

The premises form part of Crossley Hall Retail Park, a modern "L shaped" retail building of fair faced stone construction surmounted by a pitched concrete tiled roof.

The unit was recently used for showroom purposes and comprises a predominantly open plan area with staff WC and 2 partitioned offices, and benefits from aluminium framed / powder coated shop front with automated security shutters, and provides the following approximate dimensions and gross internal floor areas:-

Gross frontage	12.6m	41ft 5in
Internal depth	11.9m	39ft 1in
Built depth	12.4m	40ft 8in
Ground Floor	147.1 sq m	1583 sq ft

Outside

On site shared carpark

RATING

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

Rateable Value:	£15,750
Rates Payable (approx.):	£7,859

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

RENT

£25,000 per annum exclusive Subject to Lease.

LEASE

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

INVEST IN BRADFORD

Bradford Council run various schemes which may offer help and support. For further information please contact

Invest in Bradford on 01274 437727 or by clicking the following links

<https://www.investinbradford.com> or

<https://www.bradford.gov.uk/business/business/>

LEGAL COSTS

The ingoing tenant to be responsible for their own and the landlord's reasonable legal costs in this transaction.

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

VAT

Our clients advise that VAT is not chargeable upon the rent, although they reserve the right to do so if appropriate.

ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of **A** and a copy of the certificate is available upon request.

VIEWING

By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

November 2025

