

sharma  
williamson

Chartered Surveyors  
Commercial Property Agents

Thornbury Works  
Bradford Road  
BRADFORD  
BD3 7DG



Boundaries are for indicative purposes only

## TO LET

- 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.

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T: 01274 759955





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**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.

Dedicated cycle lane and 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.

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 net internal floor areas.

	Sq m	Sq ft
Ground floor	325.2	3500
First floor	325.2	3500

**Total approx. Gross Internal Floor Area:** **650.4 7000**

Externally, dedicated allocated car parking will be available (to be agreed). The ground floor also benefits from a gated yard area with roller shutter loading door.

**RATING**

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

	Rateable Value:	Rates Payable (approx.):
Ground floor unit 2	*£2,544	£1,269
1 <sup>st</sup> floor front unit	£13,750	£6,861

\* At the time of preparing these particulars, this property (with a Rateable Value of less than £12,000) should not be liable to pay Business Rates (subject to qualifying conditions).

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

**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](mailto:info@sharmawilliamson.co.uk)**

**Web: [www.sharmawilliamson.co.uk](http://www.sharmawilliamson.co.uk)**

**(December 2023)**



Ground floor



First floor

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