

sharma  
williamson

Chartered Surveyors  
Commercial Property Agents

395 Thornton Road  
BRADFORD  
BD13 3JN



## FOR SALE / MAY LET

- Former Public House Property Situated in the Heart of the Popular/Historic Village of Thornton
- Suitable for Various Business Concerns (Subject to PP)
- Previous Planning Permission for Conversion to a 4 Bedroomed Dwelling (Planning Ref 16/03428/FUL)- Now Expired
- Sale Price: **£250,000** / To Let: **£25,000 pax**

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

E: [info@sharmawilliamson.co.uk](mailto:info@sharmawilliamson.co.uk)

T: 01274 759955





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### SITUATION

The premises are situated in the heart of the historic and popular Village of Thornton close to its junction with Lower Kipping Lane.

Thornton Road is a busy vehicular thoroughfare linking Bradford City Centre to the popular residential suburbs of Thornton itself, and to Denholme and beyond. There are good quality schools closeby and an extensive array of amenities.

There are excellent views to the rear of the property over the valley.

### PROPERTY/ACCOMMODATION

The property comprises a 2/3 storey stone built building with single storey side extension trading for many years as The Wellington Public House.

Various modernisation works have been undertaken to the property in recent years including an overhauling of the concrete tiled roof, electrical works, re-plastering, re-decoration and the property is now suitable for a wide variety of business concerns.

The premises provide the following approximate gross internal floor areas:

	Sq m	Sq ft
<u>Ground floor</u>		
Showroom / sales area with side extension	127.3	1370
<u>First floor</u>		
Open plan showroom	105.2	1132
<u>Lower ground floor</u>		
Stores / WCs	57.8	623
<u>Attic</u>		
Basic stores	-	-
<b>Overall</b>	<b>290.3</b>	<b>3125</b>

### PLANNING

The premises benefit from a change of use planning consent (now expired) for a conversion of the existing building to a 4 bedroomed dwelling.

Further information relating to the recent planning history is available via the planning portal - <https://planning.bradford.gov.uk/online-applications/> and entering ref: **16/03428/FUL**

We are also of the view that the property would convert to create various flats (subject to PP).

### RATING

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

Rateable Value: £0  
Rates Payable (approx.): £0

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

### SALE PRICE

**Offers in the region of £250,000** are sought for the Freehold interest – subject to contract, plus VAT.

### LEASE / RENTAL

Alternatively, the property is available To Let on a full repairing Lease at a commencing rental of **£25,000 per annum exclusive** Subject to Lease, Plus VAT.

### LEGAL COSTS

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

### VAT

We are advised by our clients that VAT will be chargeable on the sale price / rent at the standard rate.

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **G**, 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)

**(May 2023)**

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