



**603 THORNTON ROAD
BRADFORD
BD8 0BL**



FOR SALE (May Let)

High Profile Former Public House

Currently Utilised as a Kitchen Showroom with Rear Surfaced Car Park

Suitable for a Variety of Uses – Subject to Planning Consent

Total Net Internal Floor Area of Approx. 332.19 sq. m. (3,576 sq. ft.)

PRICE – Offers in the Region of £345,000

603 THORNTON ROAD, BRADFORD, BD8 0BL

LOCATION

The property is situated approximately 1½ miles west of Bradford City Centre at Four Lane Ends on the corner of Thornton Road and Cemetery Road. It occupies a highly prominent position and benefits from a large volume of passing traffic. The surrounding area is generally mixed in use with a number of other retailers and residential housing close-by.

The rear car park is accessed via Cemetery Road.

DESCRIPTION

The property comprises a 2-storey detached former public house providing predominantly open plan accommodation to ground and first floors along with basement storage. The property is currently utilised as a kitchen showroom although the property is considered suitable for a variety of alternative uses, subject to the necessary planning consent being obtained.

Externally, the property benefits from a surfaced car park with in excess of 12 spaces and accessed via Cemetery Road.

ACCOMMODATION

According to our measurements taken on site, the property benefits from the following approximate net internal floor areas:-

Ground Floor

Offices	11.67 sq. m. (126 sq. ft.)
Kitchen Showroom	123.84 sq. m. (1,333 sq. ft.)
Stores	24.46 sq. m. (263 sq. ft.)

First Floor

Showroom	84.28 sq. m. (907 sq. ft.)
Office	12.84 sq. m. (138 sq. ft.)
Stores/Sales	8.67 sq. m. (93 sq. ft.)

Basement

3 x Store Rooms & Boiler Room	66.43 sq. m. (715 sq. ft.)
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Approximate Total Net Internal Floor Area

332.19 sq. m. (3,576 sq. ft.)

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description: Showroom & Premises

Rateable Value: £11,750

The Uniform Business Rate for 2017/2018 is 49.7 pence in the £.

Due to transitional relief provisions and personal circumstance of prospective tenants, interested parties are advised to check with the Local Rating Authority as to their current rates liability.

PRICE

The freehold interest is offered for sale with full vacant possession at offers in the region of £345,000

VAT

VAT to be charged at the prevailing rate – if applicable.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) is being commissioned.

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(February 2018 – 4259/CJM)



MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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