



Prominent Site Suitable for Various Uses (STP)
30,566 Sq Ft on 1.8 Acres

Thornton Road
Bradford
West Yorkshire
BD8 9AA



Location:

The property is located in Bradford, a well connected city within West Yorkshire which lies 10 miles west of Leeds, 15 miles North of Huddersfield and 16 miles North West of Wakefield.

The property is situated on Thornton Road, providing extensive frontage with direct access to Bradford city centre, which is one mile East of the property.

Surrounding occupants within the locality include Screwfix, The Range, KFC and Morrisons with the Victoria Shopping centre being a 5 minute walk from the property.

Description:

The property comprises several linked buildings originally constructed for motor trade and servicing. The site lends itself to alternative uses, providing two portal frame units linked by a two storey office plus ancillary areas.

The property benefits from the following specification:

- Steel portal frame construction to main areas
- Solid concrete floors with decorative finishes to main areas
- Secure self-contained large yard area
- Multiple electric roller shutter doors
- Modern metal roof covering
- Raised access flooring to office areas
- LED lighting throughout
- All mains services connected





Accommodation:

Description	Sq M	Sq Ft
Unit A		
Warehouse (5.1m min eaves)	621.1	6,685
Office - Ground floor	316	3,401
Office - First floor	405.1	4,360
Lean-to store (3m min eaves)	216.7	2,333
Total		16,779
Unit B		
Warehouse (4.6m min eaves)	873.4	9,402
Storage area (2.5m min eaves)	323.4	3,481
Storage (first floor)	22.5	242
Office - Ground floor	61.5	662
Total		13,787
Grand Total (GIA) including lean-to store		30,566

Site Information:

- Freehold title - WYK785726, WYK359257.
- Site area of 1.8 acres.
- Secure fenced plot with, 3 x Access points

Use:

Former motor dealership and workshop, although the site could be suitable for alternative uses subject to necessary planning consent. Interested parties are advised to make enquiries via the local planning authority.





DOVE HAIGH PHILLIPS

Price

Offers are invited for the freehold interest with vacant possession.

Legal fees

Each party is responsible for their own legal fees in connection with the transaction.

VAT

Prices quoted exclude VAT which may be in addition to the sale price.

EPC

The property has an EPC rating of C.

Business Rates

The property has a rateable value of £212,000.

AML

The prospective purchaser will need to satisfy the Anti Money Laundering policies of the sales agent and the seller. This is usually two forms of identification and confirmation of the source of funds.

Contact & further information

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