

Starkeys

Chartered Surveyors

OFFICE/RETAIL PREMISES 471 GREAT HORTON ROAD BRADFORD



- Prominent location fronting Great Horton Road (A647)
- Car park to rear
- PVC double glazed windows and gas central heating

TO LET £12,000 PER ANNUM

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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**OFFICE/RETAIL PREMISES
471 GREAT HORTON ROAD
BRADFORD**

1. LOCATION:

The property occupies a prominent location fronting Great Horton Road (A647), between its junctions with Southfield Lane and Paternoster Lane. Great Horton Road is one of the main roads leading to and from Bradford city centre, which is situated approximately 2 miles north-east of the property.

The premises are situated in a retailing area with occupiers within close proximity including Ladbroke's and Tesco.

2. GENERAL DESCRIPTION:

The premises provide a detached two-storey building constructed in stone with a pitched concrete tile covered roof drained by PVC rainwater goods. The premises have PVC double glazed windows with a mixture of security bars and grills. To the rear is a car park for 2 vehicles.

The premises provide offices which generally have carpeted floors, woodchip papered walls and ceilings and central heating radiators. At ground level is a disabled WC.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:

GROUND FLOOR

The ground floor, which has an overall net internal floor area of approximately **46.91m² (505 sq. ft.)**, provides the following:

Reception Office/Waiting Area	7.34m ² (79 sq. ft.)
Disabled WC	
Office	5.02m ² (54 sq. ft.)
Office	22.85m ² (246 sq. ft.)
Store	4.37m ² (47 sq. ft.)

FIRST FLOOR

The first floor, which has a total net internal floor area of approximately **46.54m² (501 sq. ft.)**, provides the following:

Office	10.96m ² (118 sq. ft.)
WC	
Office	9.94m ² (107 sq. ft.)
Office	14.49m ² (156 sq. ft.)

4. SERVICES:

We understand the premises benefit from all mains services and are heated by gas central heating.

We have not inspected the services in any detail and can make no warranty as to their effectiveness or otherwise.

5. RATING:

The rating authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office website which states the property has a Rateable Value of £5,700 (Offices and Premises).

The Uniform Business Rate for 2026/27 is £0.480. There is an additional lower rate for leisure, retail and hospitality occupiers, alongside the continuation of small business rate relief for eligible occupiers. Interested parties should seek verification from the local authority to establish the actual amount payable.

6. LEASE TERMS:

The premises are offered to let on a full repairing and insuring lease for a minimum term of 3 years, at a rent of £12,000 per annum exclusive.

The ingoing tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the transaction.

7. EPC:

The property has an Energy Rating of D (85).

8. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY

BD16 1PY

TEL:- 01274 307910
ANDREW WARD

Amended 29 April 2026

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs Starkeys has any authority to make or give any representation or warranty whatever in relation to this property.

FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.