

**WORKSHOP & OFFICE PREMISES
833M² (8,964 SQ. FT.)
TOMPION HOUSE
HEATON ROAD
BRADFORD**



- Situated on Heaton Road, close to Oak Lane/Lilycroft Road.
- Detached three-storey building.
- Car parking to Heaton Road frontage.

FOR SALE – OFFERS OVER £450,000

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

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1. LOCATION:

The property is situated on Heaton Road within fairly close proximity to its junction with Lilycroft Road and Oak Lane, the latter of which leads to Manningham Lane (A650), one of the main roads leading to and from Bradford city centre, which is situated approximately 1½ miles south-east of the property.

The property is situated in a mixed use area, being adjacent to a nursing home and close to Toller Lane Police Station. In Heaton Road there are various retailers and residential properties and the Westbourne Green Health Centre is situated nearby.

2. GENERAL DESCRIPTION:

The premises provide a detached part two-storey and part three-storey building constructed in brick with flat roofs. The property benefits from car parking to the Heaton Road frontage.

The premises provide a workshop at ground level, partitioned out of which are offices, stores and a showroom. The first floor has been partitioned to provide a range of offices, with PVC double glazed windows. There are also separate ladies and gents WC facilities.

Situated at second floor level are stores.

3. ACCOMMODATION:

The premises have the following approximate gross internal floor areas:

Ground Floor	339.83m ² (3,658 sq. ft.)
First Floor	341.69m ² (3,678 sq. ft.)
Second Floor	151.24m ² (1,628 sq. ft.)
TOTAL GROSS INTERNAL FLOOR AREA	832.76M² (8,964 SQ. FT.)

4. 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, with effect from 1 April 2026, of £38,750 (Warehouse and Premises).

The Uniform Business Rate for 2025/26 is £0.499.

Interested parties should seek verification of the information provided.

5. SERVICES:

We understand the premises benefit from all mains services including a 3 phase electricity supply. We have not examined any of the services in any detail and can make no warranty as to their effectiveness or otherwise.

6. TENURE:

We are informed the property is freehold.

7. TERMS:

The freehold interest is offered for sale at offers over £450,000

8. EPC:

An EPC has been commissioned.

9. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY
ANDREW WARD MRICS
TEL:- 01274 307910**

4 February 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.