

Starkeys

Chartered Surveyors

TYRE FITTING BAY/EXHAUST CENTRE
127M² (1,364 SQ. FT.)
1101 THORNTON ROAD
BRADFORD



- Occupying a prominent location fronting Thornton Road (B6145)
- Two electrically operated roller shutter loading doors

TO LET £15,000 PER ANNUM (YEAR 1)

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

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RICS Regulated by RICS

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BRADFORD

1. LOCATION:

The unit forms part of a detached industrial/workshop building occupying a prominent location fronting Thornton Road (B6145), which to the east leads to Bradford city centre, which is situated approximately 2½ miles distant.

2. GENERAL DESCRIPTION:

The premises form part of a detached industrial unit constructed on a steel portal frame with walls clad in brickwork and plastic coated steel sheeting and with a pitched plastic coated steel sheet covered roof.

The unit provides an open workshop area with a painted concrete floor, 2 electrically operated roller shutter loading doors and sodium lighting. To the rear is a WC. To the side is an office and the occupier is to have shared use of the adjacent reception office.

3. ACCOMMODATION:

The premises have a total gross internal floor area of approximately **126.72m² (1,364 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 premises have a Rateable Value of £12,750 (Workshop 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.

5. LEASE TERMS:

The premises are offered to let on a full repairing and insuring lease for a term to be agreed, at a year 1 rent of £15,000 per annum exclusive of rates and other outgoings and payable quarterly in advance. The rent is to increase by 10% on every anniversary of the term.

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

6. EPC:

Energy Rating C (60)

7. 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**

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.