



**508 Thornton Road
Bradford, BD8 9NA**



FOR SALE

**Mixed Use Retail/Residential Investment Opportunity
Comprising 3 x Ground Floor Retail Units & 2 x First Floor Residential Flats
With the Benefit of Planning Consent for a 2-Storey Extension
Producing a Gross Rental Income of £29,120 Per Annum**

PRICE: Offers in the Region of £290,000 - Subject to Contract

508 Thornton Road, Bradford, BD8 9NA

LOCATION

The property is situated fronting Thornton Road approximately 1 mile west of Bradford City Centre, approximately 200 metres west of the Outer Ring Road.

The surrounding area is a mix of commercial and residential with Morrisons Supermarket and The Range Superstore directly opposite.

DESCRIPTION

The property comprises a stone built former public house providing 3 ground floor retail units along with 2 first floor residential flats. In addition, the property benefits from planning consent for a 2-storey extension for further residential/retail accommodation. Further details upon request.

The property is currently producing a gross annualised income of £29,120 per annum.

ACCOMMODATION

Ground Floor

508A Thornton Road
(Arome Take-Away) 45.07 sqm (485 sqft)

508B Thornton Road
(Gents Barber) 59.20 sqm (637 sqft)

Unit 1 is accessed via Kensington Street – not measured

First Floor (UK Cheapest Doors)

Each of the first-floor flats consist of 2 bedrooms, living room, kitchen and bathroom.

RATING ASSESSMENT

Each of the ground floor retail units will require reassessment for rating purposes.

INCOME INFORMATION

508A Thornton Road is currently let to Hassan Zeb trading as Arome Take-Away under the terms of a Law Society Lease from September 2020 for a term of 5 years at a passing rental of £6,500 per annum.

508B Thornton Road is currently let to Arfan Arif trading as a gent's barber under the terms of a Law Society Lease from October 2020 for a term of 5 years at a passing rental of £6,000 per annum.

Unit 1 Kensington Street is currently let to Abid Hussain trading as UK Cheapest Doors from September 2021 for a term of 5-years at a passing rent of £5,820 per annum.

Each of the first-floor flats are currently let on Assured Shorthold Tenancy Agreements at £450 per calendar month.

The total current gross rental income is £29,120 per annum.

PRICE

Offers in the region of £290,000 for the freehold interest subject to the occupational leases/tenancies.

VAT

VAT will 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

The Energy Performance Certificate (EPC) rating for the property is:-

E - 121

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser

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

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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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