

# Starkeys

Chartered Surveyors

**COMMERCIAL ROOMS  
GROUND & FIRST FLOOR  
9M<sup>2</sup> (93 SQ. FT.) TO 30M<sup>2</sup> (321 SQ. FT.)  
492A THORNTON ROAD  
THORNTON**



- Prominent location on the corner of Henry Street and Thornton Road (B6146)
- PVC double glazed windows and heating.
- Shared kitchen and WC facilities.
- Suitable for a variety of uses including offices, beauticians, nail bar, barbers etc.

**TO LET FROM £400 PER MONTH PER ROOM  
INCLUSIVE OF UTILITIES**

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

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**1. LOCATION:**

The property occupies a prominent location on the corner of Henry Street and Thornton Road (B6146) in Thornton village centre, which is situated approximately 4½ miles west of Bradford city centre. The property is situated in a local retailing area within fairly close proximity to the Co-op.

**2. GENERAL DESCRIPTION:**

The available premises provide 1 room at ground level and 2 rooms at first floor level, forming part of a two-storey property constructed in stone. Access to the premises is provided from the Thornton Road frontage by a composite door. Room 5 has a separate access from the rear.

The rooms have PVC double glazed windows and a mixture of wall mounted electric heaters and central heating radiators. The premises benefit from shared WC facilities and a kitchen at first floor level.

**3. ACCOMMODATION:**

We assess the premises have the following approximate net internal floor areas:-

**GROUND FLOOR**

|        |                                   |
|--------|-----------------------------------|
| Room 5 | 11.98m <sup>2</sup> (129 sq. ft.) |
|--------|-----------------------------------|

**FIRST FLOOR**

|        |                                 |
|--------|---------------------------------|
| Room 2 | 8.64m <sup>2</sup> (93 sq. ft.) |
|--------|---------------------------------|

|        |                                 |
|--------|---------------------------------|
| Room 3 | 9.20m <sup>2</sup> (99 sq. ft.) |
|--------|---------------------------------|

|                               |   |
|-------------------------------|---|
| <b>TOTAL FIRST FLOOR AREA</b> | <b>17.84M<sup>2</sup> (192 SQ. FT.)</b> |
|-------------------------------|---|

The rooms are available individually or in any combination thereof.

#### **4. LEASE TERMS:**

The rooms are offered to let for a term to be agreed, at the following rents, which are inclusive of utilities:

Room 5 - £450 per month

Room 2 - £400 per month

Room 3 - £400 per month

The tenant is to be responsible for internal repairs and is to have an obligation to contribute towards the buildings insurance premium, window cleaning and shared Wi-Fi, if required.

#### **5. EPC:**

The property has an Energy Rating of D (78)

#### **6. 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**

**28 October 2024**

#### **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.