



WHETLEY MILLS

**UNIT 12 A - WHETLEY MILLS
THORNTON ROAD, BRADFORD, BD8 8LQ**



TO LET

Suitable for Office Space/Food Preparation/Canteen

Approximately 44.10 sq. m. (475 sq. ft.)

Rental - £300.00 PCM

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 herself as to their accuracy by his or her own investigation before entering into any contract. No liability is accepted by Whetley Mills Ltd for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

Whetley Mills Ltd, Thornton Road, Bradford BD8 8LQ

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Registered in England & Wales No. 04388165



WHETLEY MILLS

Unit 12A – Whetley Mills, Thornton Road, Bradford, BD8 8LQ

LOCATION

The Whetley Mills Complex is situated on Thornton Road, approximately ½ mile West of Bradford City Centre, connecting with the Inner Ring Road and the M606 motorway.

DESCRIPTION

The property forms part of the Whetley Mills Complex and consists of a ground floor former canteen which would ideally be suitable as a small office or food preparation facility.

Internally, the property comprises a kitchen area which can easily be partitioned to create additional rooms, store room and WC facilities.

Externally, general car parking is available within the Whetley Mills site.

ACCOMMODATION

According to our measurements taken on site, the property offers the following net internal floor areas:-

Kitchen/Office Area	32.43 sq. m.	(349 sq. ft.)
Store/Ancillary Area	11.66 sq. m.	(126 sq. ft.)
Ladies & Gents WC's	—	—
Approx. Total Net Internal Floor Area	44.10 sq. m.	(475 sq. ft.)

SERVICES

The property benefits from the provision of all mains services to include 3 phase electricity supply, gas, water and mains drainage. Both space heating and hot water are provided from a wall mounted gas fired combination boiler. Please Note: none of these services have been tested and we cannot therefore comment on their condition or suitability.

RATING ASSESSMENT

The property will require reassessment for rating purposes upon occupation.

The Uniform Business Rate for 2010/2011 is 41.4 pence.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

LEASE

The Unit is available to let on new full repairing and insuring lease upon terms to be agreed.

VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.



VIEWINGS

Strictly by prior appointment with Whetley Mills Ltd

Tel: **01274 549969**

Email: info@whetleymills.co.uk

www.whetleymills.co.uk (UL July 10/Dec 2017)

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