



**REAR OF FAIRWEATHER GREEN WORKS  
900 THORNTON ROAD  
BRADFORD, BD8 0JG**



**FOR SALE**

**Industrial/Workshop Building  
Extending to a Total Gross Internal Floor Area  
of Approximately 972.51 sq. m. (10,471 sq. ft.) Including Mezzanine  
With Private Secure Yard & Car Parking Area**

**PRICE – Offers in the Region of £400,000 Subject to Contract**

# REAR OF FAIRWEATHER GREEN WORKS 900 THORNTON ROAD, BRADFORD, BD8 0JG

## LOCATION

The property forms part of the Fairweather Green Works complex and is situated to the rear of the Thornton Road units. It is situated approximately 2 miles west of Bradford City Centre, and ¼ mile west of Bradford Outer Ring Road (A6177). The property is in an established and mixed location, being close to Crossley House Care Home, Vets4Pets, Costcutter, Commerce Business Systems, The Queens Hotel and Fairweather Event Hall. Bradford Central PRU Secondary School is nearby on Jesse Street and, Fairweather Green Works includes occupiers such as Alpine Glass, Hewitson Fabrications and Abbey Mobility.

## DESCRIPTION

The property comprises a single storey high bay workshop with mezzanine, additional workshop accommodation, stores, offices and showroom. It forms part of a larger complex known as Fairweather Green Works, and benefits from access both to the side of the works from Thornton Road and also its own independent access from Jesse Street, into its own private yard, loading bay etc.

The main workshop area, benefits from internal mezzanine staff areas, storage and also substantial drive-in roller shutter loading door. There are two travelling cranes on beams within the workshop, which are included in the disposal.

Additional car parking is available within the shared yard area.

## ACCOMMODATION

The property has the following approximate gross internal floor areas:-

Offices/Showroom	165.37 sq. m.	(1,780 sq. ft.)
Stores/Workshop	612.32 sq. m.	(6,594 sq. ft.)
Additional Offices	72.19 sq. m.	(777 sq. ft.)
Mezzanine Staff/Store etc.	122.63 sq. m.	(1,320 sq. ft.)
<b>Total Gross Internal Floor Area Approx.</b>	<b>972.51 sq. m.</b>	<b>(10,471 sq. ft.)</b>

## External

Separate yard/access and loading area, with entrance from Jesse Street. Additional car parking within the shared yard area with access from Thornton Road.

## RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description:	Workshop & Premises
Rateable Value:	£18,250

The Uniform Business Rate for 2019/2020 is 50.4 pence in the £.

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.

## PRICE

Offers are invited in the region on £400,000 subject to contract for the freehold interest (Plus VAT – if appropriate) with full vacant possession.

## VAT

VAT will be charged at the prevailing rate – if applicable.

## ENERGY PERFORMANCE CERTIFICATE

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

E - 116

## VIEWING

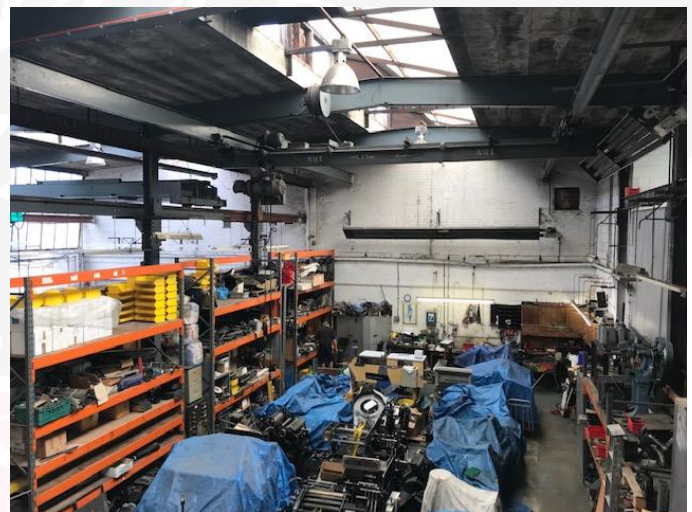
Strictly by prior appointment with the sole selling agents:-

**Mark Brearley & Company – Tel: 01274 595999**

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