

Starkeys

Chartered Surveyors

REDEVELOPMENT OPPORTUNITY 112 THORNTON ROAD BRADFORD



- Situated on Thornton Road (B6145) on the periphery of Bradford city centre.
- 695m² (7,486 sq. ft.)
- Mill building suitable for a variety of uses, subject to consents.

FOR SALE - £275,000

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

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**REDEVELOPMENT OPPORTUNITY
112 THORNTON ROAD
BRADFORD**

1. LOCATION:

The property occupies a prominent location on Thornton Road (B6145), on the periphery of Bradford city centre. The property is situated in a mixed use area where former mills within close proximity have been converted to provide residential use.

2. GENERAL DESCRIPTION:

The premises provide a substantial mill constructed in stone with a pitched slate covered roof, comprising accommodation over lower ground, ground and three upper levels.

The lower ground, ground, first and second floors have been partitioned to provide a range of rooms, with the lower ground floor having a concrete floor and the others being in timber. The premises have PVC double glazed windows to both the front and rear elevations.

The premises are suitable for a variety of uses, subject to any necessary consents being obtained.

3. ACCOMMODATION:

The premises have the following approximate gross internal floor areas:-

Lower Ground Floor	128.11m ² (1,379 sq. ft.)
Ground Floor	101.08m ² (1,088 sq. ft.)
First Floor	101.08m ² (1,088 sq. ft.)
Second Floor	181.99m ² (1,959 sq. ft.)
Third Floor	183.20m ² (1,972 sq. ft.)
TOTAL GROSS INTERNAL FLOOR AREA	695.46M² (7,486 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 property was removed from the rating list on 1 April 2017.

5. SERVICES:

We understand that the premises benefit from all mains services. No tests have been carried out on any of the services and we are unable to comment upon their condition or capacity.

6. TENURE:

We understand the property is freehold.

7. TERMS:

The premises are offered for sale at £275,000.

8. EPC:

The property has an Energy Rating of D (83)

9. 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**

31 March 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.
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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.