



**570a – 570a Thornton Road
Bradford, BD8 9NF**



FOR SALE BY SHARPES AUCTIONS, AUCTION TO BE HELD ON TUESDAY 10TH DECEMBER 2019 AT 6PM AT THE MIDLAND HOTEL, BRADFORD, BD1 4HU. GUIDE PRICE; £50,000. Large industrial unit over 1200 sq ft, set over two floors can be split in to two or three units with the upstairs having a separate access, vehicle access to the rear. Potential for a multitude of uses, previously an ice cream factory. Ideal property for investment purposes or for someone looking for premises for their own business.

LARGE COMMERCIAL UNIT

SET OVER TWO FLOORS

CAN BE SPLIT IN TO 2/3 UNITS

OVER 1200 SQUARE FEET

RECENTLY INSTALLED UPVC D.G

CLOSE TO AMENITIES

Lot 8 - Auction Guide Price £50,000

**570a – 574a Thornton Road
Bradford, BD8 9NF**

Lot 8 - Auction Guide Price £50,000

Room 1 26' 6" x 14' 2" (8.07m x 4.32m)

Has double doors to the front and and three double glazed windows.

Room 2 30' 4" x 14' 2" (9.25m x 4.32m)

Has three PVCu windows.

Hallway

Has a PVCu door to the front and stairs to the first floor.

Room 3 (upstairs) 30' 4" x 14' 2" (9.25m x 4.32m)

Has four front facing PVCu windows, and a storage cupboard.

Cloakroom

With two piece white suite comprising a low level w.c and hand wash basin. PVCu window.

Front

To the front of the property there is a yard area with a gated entrance.

Rear

To the rear of the property there is a street providing vehicle access.

Brochure Prepared

26.11.19

Solicitors

Yasser Shafi - Eatons

Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.