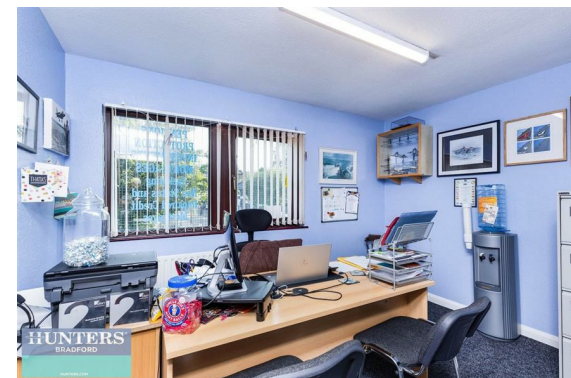




Great Horton Road, Bradford, West Yorkshire, BD7

- DETACHED COMMERCIAL PROPERTY
- PRIME HIGH STREET LOCATION
- RECEPTION AREA
- FIVE SEPERATE OFFICE SPACES
- OFF STREET PARKING
- B1 OFFICES AND WORKSHOP
- LOCATED OVER TWO FLOORS
- TWO W/C
- GREAT INVESTMENT PROPERTY
- EPC D

Offers In The Region Of £220,000

HUNTERS[®]
HERE TO GET *you* THERE

Great Horton Road, Bradford, West Yorkshire, BD7 3DL



We are pleased to present this unique detached commercial property for sale.

B1 OFFICES AND WORKSHOP BUSINESS

Located on the high street of this busy location, this property boasts excellent connectivity with public transport links and nearby local amenities which adds convenience for both employees and visitors alike.

The property offers five generously sized offices, providing ample space and flexibility for a variety of uses. Whether you envision private offices, meeting rooms, the possibilities are truly endless.



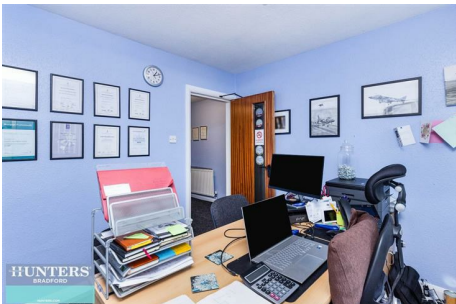
As a detached property, it benefits from being a standalone building. This provides a level of privacy and independence that is rare in such a prime urban location.

Whether you're a growing business looking for a new base, an investor searching for a property with great potential, or a developer seeking a new project, this commercial property could be the perfect fit. Its flexibility and prime location mean it is more than suited to adapt to the fast-paced and ever-changing demands of the commercial market.

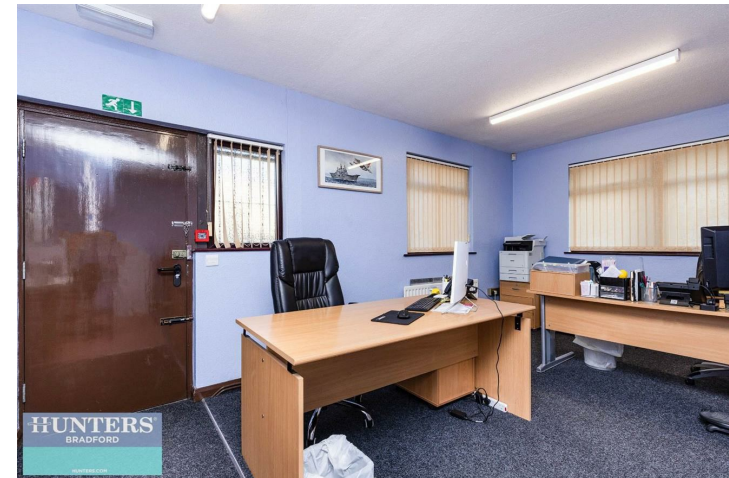
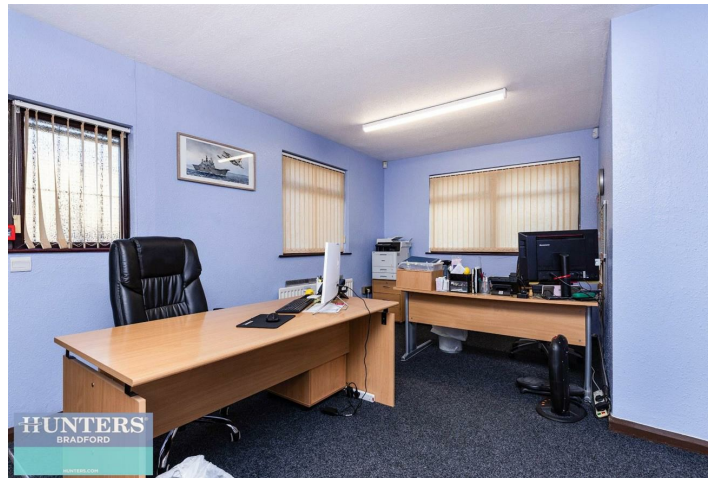
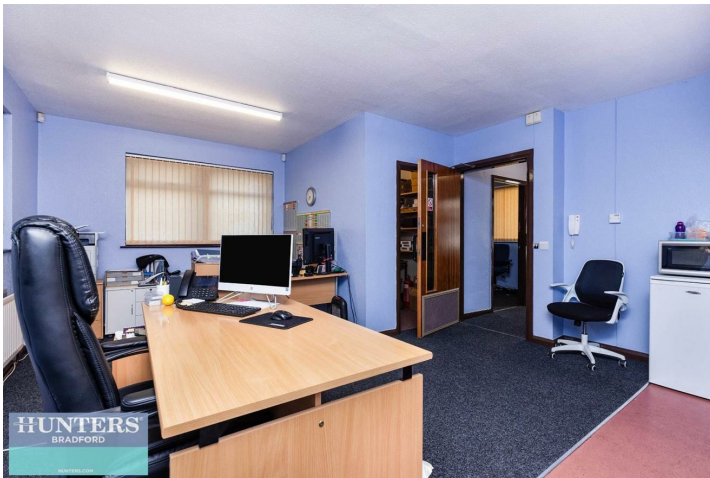
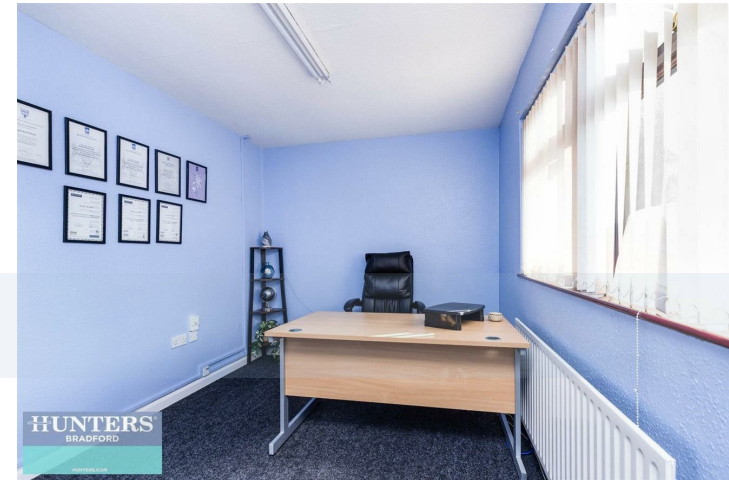
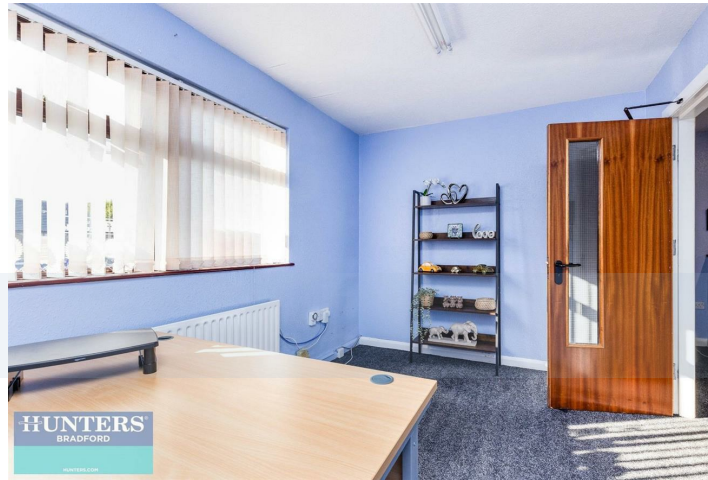
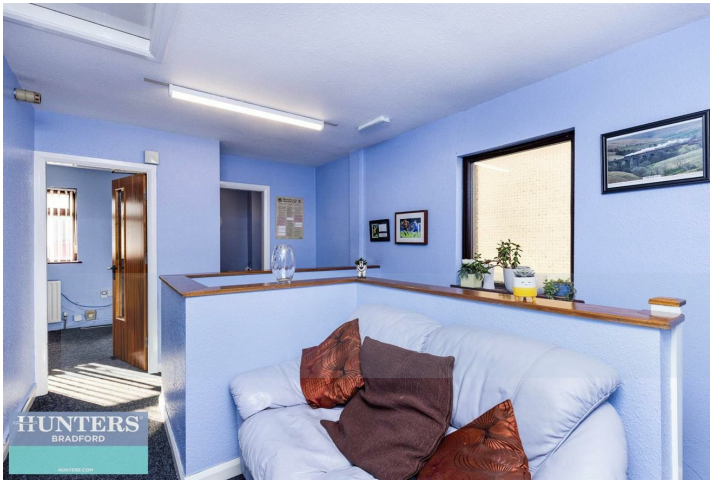
Please contact us to arrange a viewing or for further details on this unique opportunity.



EPC D



Great Horton Road, Bradford, West Yorkshire, BD7 3DL



GROUND FLOOR

Reception
12'10" x 6'9"

Hallway

Store Room
7'7" x 7'0"

Office One
6'11" x 6'7"

Kitchen/ Office Two
19'1" x 15'3"

W/C

FIRST FLOOR

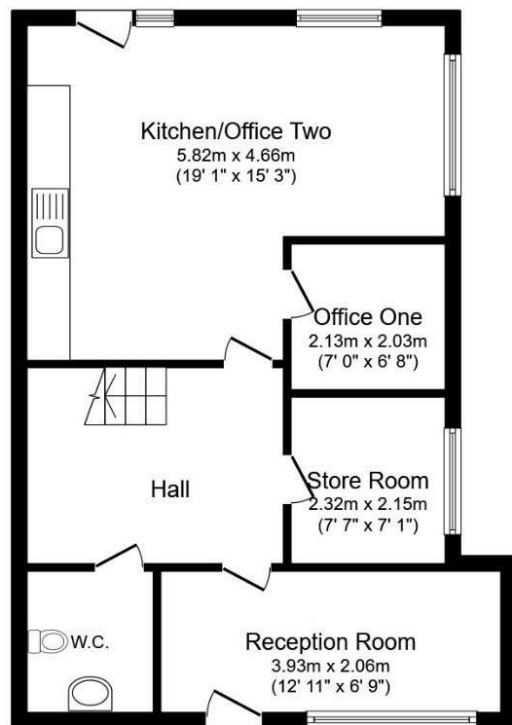
Landing/ Waiting Area

Office Three
19'1" x 7'0"

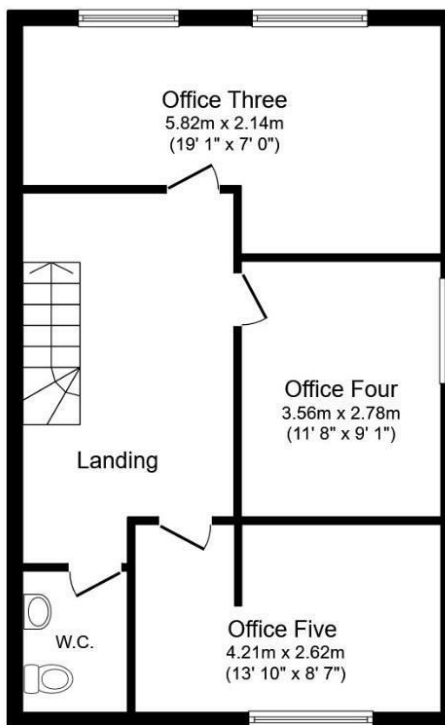
Office Four
11'8" x 9'1"

Office Five
13'9" x 8'7"

W/C



Ground Floor
Floor area 57.2 sq.m. (615 sq.ft.)



First Floor
Floor area 55.6 sq.m. (599 sq.ft.)

Total floor area: 112.8 sq.m. (1,214 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewings

Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.