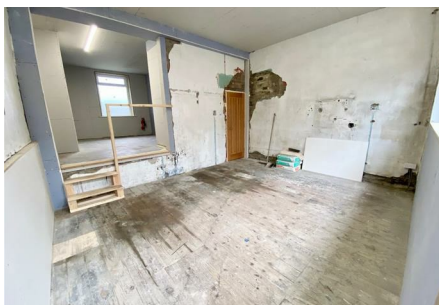




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

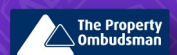


## 2 Fountain Street, Bradford, BD13 3EW

**£550 Per Month**

**\*TO LET\*** Is this commercial unit situated in this very popular location of Thornton in Bradford offering a bustling high street presence. Comprising of: a large, versatile showroom with window display and separate office space. To the lower floor: a useful storage cellar which houses the meters and a newly fitted, separate w/c. This unit would make an ideal office or space for a small business with a large amount of opportunity to put your own stamp on here. The property is well positioned to attract trade from passing traffic in addition to the local community. Please contact ADM Residential to arrange your viewing! Tel 01484 644555 or email [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk) **\*REFERENCING IS NECESSARY\***

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ  
T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCE DOOR

Entrance door leading to:

## FRONT ROOM



Large, versatile space with multiple windows overlooking the front aspect, flooding the room with natural light. Door leading to:

## BACK ROOM



A second versatile room with window overlooking rear aspect:

## STAIRCASE TO THE LOWER FLOOR



Staircase descends to the lower floor:

## W/C



Recently fitted, panelled separate w/c consisting of: hand wash basin and incorporated low level flush w/c. Finished with wall mounted lighting, extractor fan and hard standing flooring:

## STORAGE CELLAR



Useful storage cellar which houses the gas and electric meters:

## ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

## RENTAL INFORMATION 2024

NON SMOKERS PERMITTED

1- The Right to Rent legislation - we will require certain identification documentation from prospective tenants during the referencing process which may require your full co-operation.

2- The property particulars do not constitute part or all of an offer or contract, you should make your own enquiries regarding the property, particularly

in respect of furnishings to be included/excluded, and other items that may affect the let.

3- The condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with any relevant documents before signing these.

Full referencing/ credit checks/employers refs/ Landlords Refs/ etc/ character referencing:  
Please contact the agent to arrange a viewing we expect a high demand for this property:

**PLEASE NOTE HOLDING DEPOSIT REQUIRED OF ONE WEEKS RENT**

Security Deposit/ Bond is required On All Our Properties.

You must pass all referencing to proceed with the tenancy.

#### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/5854-7784-2152-5982-3187>

#### **BOUNDARIES AND OWNERSHIPS**

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

#### **DISCLAIMER**

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

#### **COPYRIGHT ADM PARTICULARS**

Please Note: Unauthorized reproduction prohibited.



## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.