

FOR SALE

Wharfedale Property

3 High Street, Birstall WF17 9ES

Prominent Town Centre Retail Unit / Investment Opportunity



369 ft² (34.28 m²)

Price: £55,000 plus VAT

- Close to exceptionally busy A62 and convenient for M62 access
- Well positioned on High Street with large shop front / display windows
- Freehold Interest Available on an Investment Sale Basis
- EPC Rating – D (79)

www.wharfedaleproperty.co.uk
info@wharfedaleproperty.co.uk

01924 476496

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Location

The premises stand with prominent frontage to High Street, close to the junction with the exceptionally busy A62, and approximately 1 mile south west of Junction 27 of the M62 motorway. Nearby occupiers include a hairdressing salon, a dental practice with the centre of Birstall being just a stones throw away.

The main A652 Bradford Road intersects with the main A62 Huddersfield to Leeds Road only a short distance from the centre of Birstall. In addition, Birstall is easily accessible to the M62 with both junctions 26 and 27 of the M62 within close proximity (as well as the main junction 27 Birstall Retail Park including Ikea and Marks & Spencer).

Description

The premises comprise a well presented ground floor shop unit with large display windows forming part of a two storey stone building under pitched blue slate roof. The accommodation comprises a double fronted retail area benefiting from suspended ceiling with inset lighting and laminate floor covering, together with ancillary area providing kitchen and toilet facilities.

3 High Street is currently occupied by Equicobs. Lease details can be provided and discussed on request.

Terms

Sale of our Freehold Interest.

Price

Price: £55,000 + VAT

VAT

All figures are quoted exclusive of VAT. In this instance, VAT is chargeable.

Services

Mains electricity, water and drainage are connected to the property.

Business Rates

Shop & Premises: £3,450 Rateable Value

Legal Costs

The purchaser is to be responsible for both parties' legal costs incurred in the transaction.

Accommodation

Ground Floor

Sales	299 ft ² (27.77 m ²)
Kitchen	70 ft ² (6.51 m ²)
Total NIA	369 ft ² (34.28 m ²)

Viewing

Strictly by appointment only with the landlord, contact:

Wharfedale Property | Joe Oade | 01924 476 496

Subject to Contract

Misrepresentation Act 1967 Important Notice: Important Notice: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty and should be treated as a guide only. For accurate details the interested party is advised to consult the landlord / agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein do not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.

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