

# FOR SALE

## Wharfedale Property

12 Market Place, Birstall WF17 9EL

Prominent Town Centre Retail Unit / Investment Opportunity



1,026 ft<sup>2</sup> (95.32 m<sup>2</sup>)

Price: £115,000 plus VAT

- Located within the heart of Birstall Town Centre near the Tesco and Coop
- Well positioned on Market Place opposing the main Market Square of Birstall
- Freehold Interest Available on an Investment Sale Basis
- EPC Rating – TBC on application

[www.wharfedaleproperty.co.uk](http://www.wharfedaleproperty.co.uk)  
[info@wharfedaleproperty.co.uk](mailto:info@wharfedaleproperty.co.uk)

01924 476496

# FOR SALE

## Wharfedale Property

### Location

The property is situated fronting Market Place in Birstall, with close proximity to the library and Market Square. The centre of Birstall continues to be successful with a range of local, regional and national retailers and other commercial operators, including Tesco & Co-op.

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

12 Market Place comprises a two storey predominantly brick built stone fronted former bar under a pitched slate roof with ground level access off Market Place. The property does include a lower ground floor which is accessed to the rear of the property off Smithies Lane. 12 Market Place is currently occupied by The 'Booze Shack'. Lease details can be provided and discussed on request.

### Terms

Sale of our Freehold Interest.

### Price

Price: £115,000 + 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

Public House & Premises: £9,250 Rateable Value

### Legal Costs

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

### Accommodation

First Floor 37.78m<sup>2</sup> (407 ft<sup>2</sup>)

Accessed either from ground floor or via a separate staircase (leading from Market Place) the first floor comprises a bar function room with toilet facilities.

Ground Floor 32.91m<sup>2</sup> (354 ft<sup>2</sup>)

Comprising open plan bar area with timber bar and staircase leading up to first floor (and separate staircase leading down to lower ground floor).

Lower Ground Floor 24.62m<sup>2</sup> (265 ft<sup>2</sup>)

Comprising beer cellar/store, pump room and toilets.

### 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.

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

01924 476496