

# FOR SALE

## Wharfedale Property

18 Market Place, Birstall WF17 9EN

### Vacant Town Centre Retail Unit



776 ft<sup>2</sup> (72.09 m<sup>2</sup>)

Price: £95,000 plus VAT

- Located within the heart of Birstall Town Centre
- Well positioned on Market Place opposing the main Market Square of Birstall
- Long Leasehold Interest Available
- EPC Rating – E (102)

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

01924 476496

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## Location

The premises forms part of the main shopping hotspots of Birstall and is situated at a prominent intersection between Chapel Lane and Low Lane (A643), the main arterial highway running through the centre of Birstall.

The premises boast substantial frontage to Low Lane and Chapel Lane and is situated directly across from Birstall's well known Market Place.

Nearby occupiers include the Co-op and the Post Office, with a variety of sole traders and SME's occupying the neighbouring retail and leisure units.

## Description

18 Market Place forms a retail unit with glazed shop frontage, retail sales area, individual former 'treatment' rooms, stores and staff areas / toilet facilities. 18 Market Place is currently subject to vacant possession.

## Terms

Sale of our 299 year Long Leasehold interest with circa 288 years unexpired.

## Price

Price: £95,000 + VAT for the Long Leasehold interest

## VAT

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

## Services

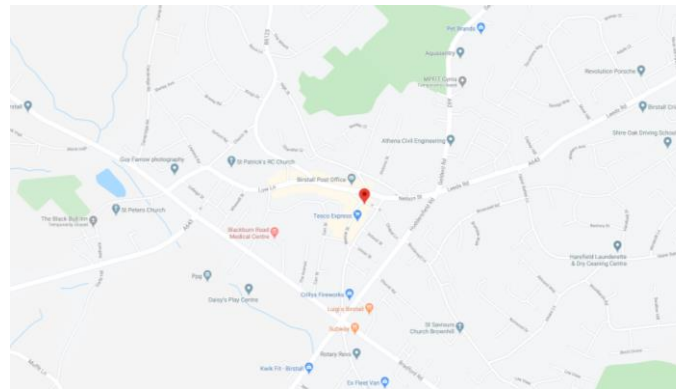
Mains electricity, water and drainage are connected to the property.

## Business Rates

Shop & Premises: £10,000 Rateable Value

## Legal Costs

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



## Viewing

Strictly by appointment only with the landlord, contact:

Wharfedale Property | Joe Oade | 01924 476 496

**Subject to Contract**

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