

FOR SALE

Wharfedale Property

Wild's Buildings, 6, 8, 10 & 12 Market Street, Birstall WF17 9EN

Prominent Town Centre Retail Parade with First Floor Offices

Part Income Producing Investment / Perfect Owner Occupier Opportunity



2,163 ft² (200.95 m²)

Price: On Application

- Well positioned on Market Street within the heart of Birstall Town Centre
- Freehold Interest Available with Vacant Possession of No.6 (First Floor Offices / Studio) and No. 10 (Ground Floor Retail Shop), with 2no. GF Retail Investments (No.8 and No.12)
- EPC Ratings – No. 6 D(88), No. 8 C(72), No. 10 C(67) & No. 12 D(98)

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

01924 476496

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Location

The property is situated fronting Market Street 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 & Premier.

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 & Spencers).

Description

No. 6, 8, 10 & 12 Market Street (known as Wild's Buildings) comprises a two storey stone built terrace of retail shops, with offices above under a pitched slate roof with ground level access off Market Street. The property does include three lower ground basements / floors which are accessed to the rear of the property off Smithies Lane. No. 6 (First Floor) and No. 10 (Ground Floor) are currently vacant, No.8 is let to Lance's Carpet & Lino, and No.12 is let to Mel's The Barber Shop.

Terms

Sale of our Freehold Interest with part Vacant Possession and part income producing Investment.

Price

Price: On Application

VAT

All figures are quoted exclusive of VAT.

Services

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

Business Rates

No. 8	Shop & Premises	£5,300
No. 6 & 10	Shop & Premises	£6,500
No. 12	Shop & Premises	£3,400

Legal Costs

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

Accommodation

No. 6 First Floor Offices	Vacant	80.73m ² (869 ft ²)
No. 8	Lance's Carpet & Lino	36.98m ² (398 ft ²)
No. 10	Vacant	34.00m ² (366 ft ²)
No. 12	Mel's The Barber Shop	49.24m ² (530 ft ²)

Viewing

Strictly by appointment only with the landlord, contact:

Wharfedale Property	Joe Oade	01924 476 496
Michael Steel & Co	Alec Michael	0113 234 8999

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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