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FOR SALE

Retail Accommodation with Extensive Upper Floor Flat and Lower Ground Floor.
Tremendous Potential for Conversion situated on the Fringe of this much Admired
Village



GUIDE PRICE – Premises £175,000
Business Available – Stock at Valuation

- **Established retail premises within popular row**
- **Extensive upper floor flat and lower ground floor**
- **Potential for conversion – Airbnb etc, subject to planning**
- **Parking area to the rear**

15 MILL HEY, HAWORTH
WEST YORKSHIRE, BD22 8NQ

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Location

The property is prominently positioned adjacent to Mill Hey which lies on the northern fringe of the village. Haworth is internationally famous for its connection with Bronte sisters. Local attractions include Haworth Parsonage being the former home of the Bronte Sisters and the Keighley & Worth Valley Steam Railway. The property sits amidst a range of shops, cafes, pubs and traditional housing. Of particular note there is car parking to the rear.

Description

The property forms part of a terrace. Of traditional style it incorporates stone elevations under a pitched roof with natural slate covering. Accommodation is planned across 4 floors. The ground floor with access both front and rear is currently home to Rhodes Hardware. The business has traded from the premises for many years. Externally at the front there is a forecourt used for external sales/display. The first and second floor comprise living accommodation. The first floor includes living room, kitchen, bedroom and bathroom. The second floor includes 3 attic rooms and storage. In addition there is a lower ground floor providing extensive albeit basic storage. It has external access to a rear car parking area sufficient for 4 cars. The property is simple in nature and would now benefit from updating and improvement. It offers in our view tremendous potential for conversion/adaptation perhaps with Airbnb in mind which has provided particularly popular in the locality.

Accommodation

Ground Floor

Front sales
19'9" x 19'6"
Rear sales
18'6" x 13'
Rear landing and stairs
Overall 725 sqft 67.4 sqm

First Floor

Living room
18' x 13'6"
Kitchen
18' x 5'8"
Bedroom
15' x 13'
Bathroom with three piece suite
Overall 725 sqft 67.4 sqm

Second Floor

Front attic room
13'6" x 13'5"
Front attic room//store
18' x 5'8"
Rear attic room
13'3" x 6'
Rear attic room
13'3" x 10'5"
Overall 555 sqft 51.5 sqm

Lower Ground Floor

Storage with outer door
Overall 725 sqft 67.4 sqm

External

Forecourt to the front providing external sales/display/seating. Car parking area to the rear sufficient for 4 cars.

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Shop & Premises
Rateable Value: £5,200
Uniform Business Rate for 2023/2024: £0.499

**Small business rate relief may be available to some occupiers. Further enquires should be directed to Bradford Council 01274 437744

Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: planning.enquiries@bradford.gov.uk

Guide Price

Premises £175,000 – Business Available – Stock at Valuation

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/5442-1198-7455-5082-7040>

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

Further Information

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