

Bradford Office

2 Festival Square
Little Germany
Bradford
BD1 5BD
01274 398729

Ilkley Office

The Estate Office
10 Castle Yard
Ilkley
LS29 9DT
01943 968522

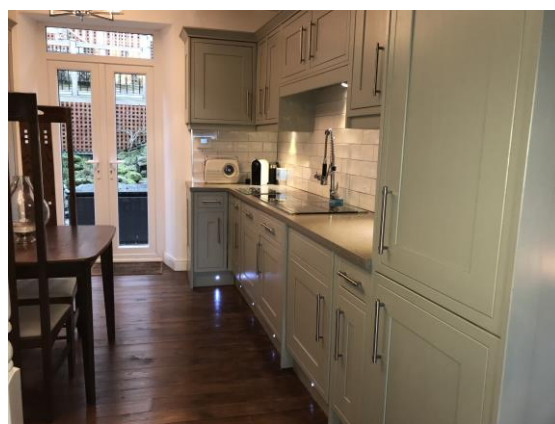
Keighley Office

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Outstanding Main Street Opportunity being a mix of High Quality Retail and Living Accommodation with successful business if required



GUIDE PRICE - £299,995

- **Historic Grade II property. Stunning accommodation throughout recently refurbished to a high standard**
- **Sales/showroom accommodation at ground floor**
- **Beautiful 3 bed living accommodation over three floors**
- **Lovely terraced gardens to the rear**
- **No Business Rates to pay – S.T.Q**

**71 MAIN STREET, HAWORTH
WEST YORKSHIRE, BD22 8DA**

71 MAIN STREET, HAWORTH WEST YORKSHIRE, BD22 8DA

Location

Number 71 affords an excellent position within Main Street. Highly visible from a trading perspective and affording lovely views from the living accommodation.

Main Street is very much the focal point of Haworth itself an admired tourist destination. Main Street comprises a range of shops, cafes and restaurants.

Description

An excellent and well positioned Main Street opportunity which will appeal to the owner occupier being a superb mix of retail and residential accommodation appointed to the very highest standard.

The property has been comprehensively refurbished in recent years. The ground floor comprises two excellent showrooms from which internal stairs give way to a basement providing useful storage amenity.

The first floor with lovely views incorporates a living room and excellent kitchen with double doors to the rear gardens. A second floor incorporates two bedrooms, again lovely views and a luxury bathroom. The third floor incorporates a sizeable dormer bedroom with outlook across the gardens.

Early viewing is certainly recommended to fully appreciate the quality of accommodation which not only presents extremely well but is of generous size.

The retail elements are currently occupied and operated as number 71 (www.number71haworth.co.uk) a successful business founded in 2015 selling both gifts and art. The business is available for purchase. More details of the business and financial particulars are available on request. Please speak with Justin Robinson for further information.

Accommodation

Internal

Ground Floor

Showroom front 15'3" x 13'	198 sqft	18 sqm
Showroom rear 13'8" x 12'10"	175 sqft	16 sqm

Basement

Storage 14' x 13'9"	192 sqft	18 sqm
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First Floor

Kitchen with double doors to the rear gardens 17' x 12'2"	208 sqft	19 sqm
Living room 14'8" x 12'10"	188 sqft	17 sqm

Second Floor

Bedroom 19'2" x 14'3"	271 sqft	25 sqm
Bedroom 12'6" x 6'10"	84 sqft	8 sqm
Luxury bathroom		

Third Floor

Bedroom 14'4" x 13'	186 sqft	17 sqm
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External

Patio and impressive terraced gardens to the rear.

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2017 non domestic rating list as follows:

Description: Shop & Premises
Rateable Value: £3,150
Uniform Business Rate for 2018/2019: £0.480

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

We have been informed via the Valuation Office Agency Website that the residential elements falls within **Council Tax Band: B**

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.

Gas fired central heating is installed and the principal front bedroom has air conditioning.

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

Price

£299,995.

The previously mentioned business is available for purchase at a figure in addition and to be agreed. Further particulars available.

EPC

Exempt

Legal Costs

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

Further Information

Lisa Throupe - 01535 600097/07966 300501

lisa@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617

ejr@hayfieldrobinson.co.uk

Joint agents – Day & Co, Cavendish Street, Keighley – 01535 664609

www.hayfieldrobinson.co.uk



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