

Bradford Office

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Ilkley Office

The Estate Office
10 Castle Yard
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Keighley Office

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Russell Street
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FOR SALE

Outstanding Main Street Opportunity. Formerly Haworth Pottery then a Tea Room, Restaurant and a B & B. An Excellent Mix of Retail, Gallery, Restaurant, Tea Room and Pottery Workshop with Extensive Living Accommodation



GUIDE PRICE - £340,000

- **Historic Grade II property. Full of Character**
- **Formerly two properties and easily split if required.**
- **Retail, gallery, studio and pottery workshop at ground floor with former tea room kitchen and wc facilities.**
- **Extensive 4 bed living accommodation**
- **Lovely gardens to the rear**
- **No Business Rates to pay – S.T.Q**

**25/27 MAIN STREET, HAWORTH
WEST YORKSHIRE, BD22 8DA**

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Location

Number 25-27 affords an excellent position within the lower part of Main Street. Highly visible from a trading perspective and a lovely place to live.

Haworth is internationally famous for its connection with the Bronte Sisters. Local attractions include Haworth Parsonage being the former home of the Bronte Sisters and the the Keighley and Worth Valley Steam Railway.

The property sits prominently amidst a range of shops, galleries, cafés, restaurants, pubs and cottages.

Description

An excellent and well positioned Main Street opportunity which will surely appeal to the owner occupier being a superb mix of retail/business accommodation with extensive residential accommodation above and garden to the rear.

The property dates from 1779 and has been improved in recent years successfully retaining many period features. The ground floor comprises two excellent showrooms with separate entrance doors. To the rear there is a studio and pottery workshop along with kitchen and male and female wc facilities. The ground floor element is certainly versatile and will suit a variety of business needs. A barrel vaulted cellar adds to the amenity.

The first floor comprises a living room and kitchen with outer door to the lovely rear garden. There is a further sizeable living room and large bathroom. The second floor accessible via two separate staircases comprises two bedrooms each with en-suite shower/wc along with two further bedrooms and a large landing/dressing area.

Early viewing is certainly recommended to fully appreciate the appeal, potential and generous size of the property.

Accommodation

Ground Floor

Showroom		
14'8" x 14'5"	214 sqft	20 sqm
Showroom		
14' x 13'5"	189 sqft	18 sqm
Studio/workshop		
16'3" x 10'	162 sqft	15 sqm
Kitchen		
15'7" x 5'	78 sqft	7 sqm
Studio/workshop		
13'8" x 9'	124 sqft	12 sqm
Male WC facilities		
Female WC facilities		

Basement

Barrell vaulted cellar

First Floor

Kitchen		
13'10" x 8'10"	120 sqft	11 sqm
Living room		
13'10" x 10'	137 sqft	13 sqm
Store/small office		
Living room		
15' x 14'	210 sqft	19 sqm
Bathroom		
11'6" x 8'4"	95 sqft	9 sqm

Second Floor

Bedroom		
13'4" x 7'9"	103 sqft	10 sqm
En-suite shower/WC		
Bedroom		
11' x 7'9"	85 sqft	8 sqm
En-suite shower/WC		
Bedroom		
14'8" x 11'9"	173 sqft	16 sqm
Bedroom		
12'2" x 6'9"	83 sqft	8 sqm
Landing/dressing area		
12' x 8'10"	105 sqft	10 sqm

External

Patio and terraced garden 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: £7,000
Uniform Business Rate for 2019/2020: £0.491

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 fall within **Council Tax Band: A**

Services

We understand that all main services are either installed or available however we recommend that purchasers make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services. Gas fired central heating is installed along with double glazing.

Planning

We have described current and previous uses. We do however recommend that interested parties discuss their intended use with the local planning office for confirmation. Tel: 01274 434605, email: planning.enquiries@bradford.gov.uk

Price

£340,000.

EPC

Exempt

Legal Costs

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

Further Information

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