

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

Spacious Ground Floor and Lower Ground Floor
Established Café Business

together with Self Contained Spacious One Bedroom First and Second Floor
Apartment

Of Interest to Investors and Owner Occupiers
An opportunity not be missed!



Property & Business Guide Price £195,000

- **Rare freehold opportunity situated in the village of Oakworth**
- **Recently refurbished fully fitted café (27 covers) along with a self-contained 1 bedroom apartment**
- **An opportunity to expand/develop an already successful café business**
- **Low running costs**
- **No business rate liability – subject to qualification ****
- **Good access to all local amenities**
- **Regular clientele**
- **Gross profit 2018/2019 £27,940**

99 LIDGET, OAKWORTH, WEST YORKSHIRE, BD22 7HN

99 LIDGET, OAKWORTH, WEST YORKSHIRE, BD22 7HN

Location

99 Lidget occupies a central position within the village of Oakworth, having good access to all local amenities.

Description

The property forms stone built mid terraced accommodation planned over four floors comprising successful café business at ground floor and lower ground floor level and a self contained one bedroom apartment at first and second floors. At the front of the property there is a parking facility. Additional parking is available throughout adjoining side streets. At the rear of the property there is a shared yard area.

Accommodation

Ground Floor

Spacious café with 16 'covers'
Serving area

301 sqft approx. 34 sqm

Lower Ground Floor

Additional seating area with 11 'covers' together with kitchen, store and toilet facility.

252 sqft approx. 24 sqm

First Floor and Second Floor

One bedroom apartment comprising;

Fully fitted dining kitchen
Spacious lounge
Double bedroom
Showroom with usual storage area

External

Parking to the front of the property and shared rear yard area

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: £3,850
Uniform Business Rate for 2019/2020: £0.491

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as the current rates liability.

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

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

Property and Business £195,000

Accounts available for 2017/2018 and 2018/2019

VAT

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

Legal Costs

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

Further Information

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Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.



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Energy Performance Certificate



The Flat, 99 Lidget, Oakworth, KEIGHLEY, BD22 7HN

Dwelling type: Top-floor flat
Date of assessment: 01 November 2019
Date of certificate: 01 November 2019
Reference number: 0298-7957-7299-6861-6964
Type of assessment: RdSAP, existing dwelling
Total floor area: 69 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 7,107
Over 3 years you could save	£ 4,602

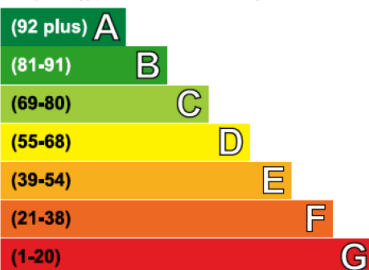
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 219 over 3 years	
Heating	£ 6,648 over 3 years	£ 2,025 over 3 years	
Hot Water	£ 261 over 3 years	£ 261 over 3 years	
Totals	£ 7,107	£ 2,505	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
22	68

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

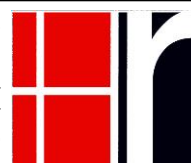
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 2,823
2 Internal or external wall insulation	£4,000 - £14,000	£ 441
3 High heat retention storage heaters	£800 - £1,200	£ 1,335

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



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Energy Performance Certificate

Non-Domestic Building



99, Lidget
Oakworth
KEIGHLEY
BD22 7HN

Certificate Reference Number:
9341-3036-0767-0600-2701

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

◀ 112 This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	139
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	71.95
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

28 If newly built

83 If typical of the existing stock