

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

Single Storey Workshop & Storage Accommodation together
with enclosed yard and car park
Extending to approximately 2,200 sqft (204 sqm)



GUIDE PRICE - £175,000

- **Rare commercial/industrial freehold opportunity with development potential**
- **Single storey workshop & storage accommodation together with enclosed surfaced yard and car park**
- **Planning permission has been granted for the erection of a 3 bedroomed bungalow – Decision Reference 20/00464/FUL**

**23A PROVIDENCE LANE, OAKWORTH
WEST YORKSHIRE, BD22 7QY**

23A PROVIDENCE LANE, OAKWORTH WEST YORKSHIRE, BD22 7QY

Location

The property is situated on the fringe of Oakworth, having good access to all local amenities.

Keighley Town Centre lies approximately 3 miles to the north, with Bingley and Shipley being 7 miles and 10 miles respectively to the east.

Description

The accommodation forms predominantly single storey workshop and storage accommodation together with an enclosed surfaced yard area and car park. On street parking is available throughout Providence Lane.

Accommodation

Internal

Ground Floor

Single storey workshop, storage and ancillary accommodation

1,225 sqft 114 sqm

Lower Ground Floor

Storage accommodation

175 sqft 16 sqm

Lean-to style storage area

325 sqft 30 sqm

Detached storage building

455 sqft 42 sqm

External

Enclosed surfaced yard area together with a private car parking facility. Additional on street parking is available throughout Providence Lane.

Services

We understand that mains electricity and water are 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

Planning permission has been granted for the demolition of single storey workshops and associated out buildings and construction of detached bungalow with change of use of land from B2 (general industrial) to C3 (residential). Planning reference number 20/00464/FUL.

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

£175,000

VAT

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

EPC

EPC commissioned

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.

