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FOR SALE

Excellent Main Street Opportunity comprising Ground Floor Retail Accommodation with Self Contained Flat above



GUIDE PRICE - £195,000

- **Highly visible property with return frontage**
- **Ground floor retail extending to basement**
- **First floor flat with separate entrance from Main Street**
- **Excellent rental potential**
- **No business rates to pay – STQ**

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

22 MAIN STREET, HAWORTH WEST YORKSHIRE, BD22 8DA

Location

Number 22 affords an excellent position within Main Street and is highly visible with a return frontage.

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 Keighley and Worth Valley Steam Railway.

The property sits prominently amidst a range of shops, gallery's, cafes, restaurants, pubs and cottages.

Description

Number 22 will appeal to the owner occupier or investor being a mix of retail/business accommodation with self contained flat above.

The property incorporates an excellent return frontage. The ground floor comprises retail accommodation with kitchen and wc facility. A central staircase to the rear gives way to the basement where there are two rooms with windows to the rear along with basement storage.

The flat is accessible via a separate door from Main Street. It comprises a bathroom, shower and wc combined to the lower floor. The first floor then comprises a kitchen/living room and double bedroom.

Externally there is a small amount of yard/garden to the rear.

Accommodation

Internal

Ground Floor

Showroom accommodation with return frontage overall

568 sqft 53 sqm

WC facility

Basement

Room with window to rear

80 sqft 7 sqm

Further room with window to rear

69 sqft 9 sqm

Basement storage

294 sqft 27 sqm

Self contained flat with Main Street entrance

Lower Floor

Bathroom including three piece suite plus shower cubicle

First Floor

Living room/kitchen 12'9" x 11'9"

Double bedroom 12' x 9'8"

External

Small yard/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:

22 Main Street

Description: Shop & Premises

Rateable Value: £2,950

22A Main Street

Description: Self catering holiday unit and premises

Rateable Value: £2,550

Uniform Business Rate for 2021/2022: £0.499

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

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.

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

£195,000

EPC

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/7454-3696-0373-1093-1477>

Legal Costs

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

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.

