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# FOR SALE

Mixed Use Part Let Investment Opportunity  
Comprising 2, 1 Bedroom Self Contained Flats together with  
Ground Floor Sandwich Shop  
(plus spacious basement)  
**Of Interest to Investors**



**GUIDE PRICE - £205,000**

- **Established and 'well known' Sandwich Shop business occupying the ground floor and basement –The Brunch House business is unaffected**
- **Part let investment opportunity**
- **Superb trading position lying close to South Street (A629)**
- **Currently generating £8,400 per annum exclusive from the retail element. Potential to increase the annual rent to £18,000 - £18,500 per annum once the flats are tenanted**
- **Good access to all local amenities**
- **Rental growth potential**
- **Gross Yield when fully let approximately 8.75% (guide only)**

**15/17 HEBER STREET, KEIGHLEY  
WEST YORKSHIRE, BD21 5JU**

# 15/17 HEBER STREET, KEIGHLEY WEST YORKSHIRE, BD21 5JU

## Location

The subject property is situated just off the A629 South Street, one of the main arterial routes into Keighley, having good access to all local amenities. The property lies approximately ¼ a mile south of the town centre.

## Description

Substantial property offering ground floor 'sandwich shop' accommodation together with 2, 1 bedroom self contained flats. On street parking.

## Accommodation

### Sandwich Shop

#### Ground Floor

Sales area with serving counter  
195 sqft 18 sqm

Preparation area and kitchen  
180 sqft 17 sqm

#### Basement

Additional preparation area, storage accommodation and toilet facility  
280 sqft 26 sqm

### Residential Accommodation

#### Ground Floor

Entrance door with staircase leading to the first floor

#### First Floor

One bedroom flat comprising; shower room, double bedroom and open plan living room/kitchen

#### Second Floor

One bedroom flat comprising; bathroom, bedroom and open plan living room/kitchen

#### External

On street parking

## 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 2022/2023: £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

We have further been informed via the Valuation Office Agency Website that the upper floor residential accommodation falls within Council Tax Band: A

## 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.

## 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](mailto:planning.enquiries@bradford.gov.uk)

## Lease/Occupancy arrangement

The ground floor (plus basement) accommodation is currently rented out at £8,400 per annum exclusive by way of a 15 year lease commencing on the 1<sup>st</sup> April 2015. The upper floor flats are currently vacant but have potential to bring in an additional £10,000 per annum (guide rent only). For further information on the tenancy information please contact the agents.

## Guide Price

£205,000

## VAT

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

## EPC

EPC commissioned

## 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.

## Legal Costs

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

## Further Information

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