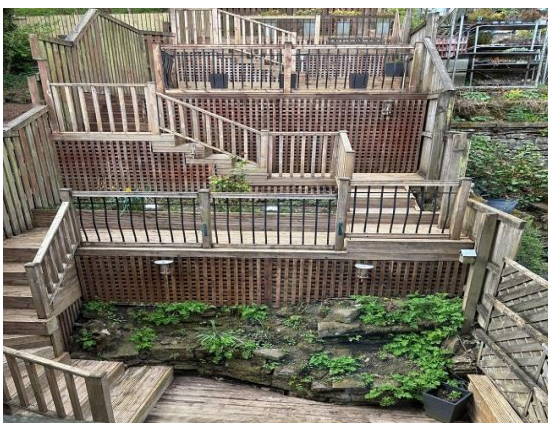


Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Outstanding Main Street Opportunity being a mix of
High Quality Retail and Living Accommodation
1,500 sqft (139 sqm)



GUIDE PRICE - £399,995

- **Historic Grade II property. Stunning accommodation throughout**
- **Sales/showroom accommodation at ground floor level**
- **Beautiful 3 bed living accommodation over three floors**
- **Lovely terraced gardens to the rear**
- **No Business Rates to pay – S.T.Q**

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

71 MAIN STREET, HAWORTH WEST YORKSHIRE, BD22 8DA

Location

Number 71 affords an excellent position within Main Street. Highly visible from a trading perspective and affording lovely views from the living accommodation.

Main Street is very much the focal point of Haworth itself an admired tourist destination. Main Street comprises a range of shops, cafes and restaurants.

Description

An excellent and well positioned Main Street opportunity which will appeal to the owner occupier being a superb mix of retail and residential accommodation appointed to the very highest standard.

The property has been refurbished in recent years. The ground floor comprises two excellent showrooms from which internal stairs give way to a basement providing useful storage amenity.

The first floor with lovely views incorporates a living room and excellent kitchen with double doors to the rear gardens. A second floor incorporates two bedrooms, again lovely views and a luxury bathroom. The third floor incorporates a sizeable dormer bedroom with outlook across the gardens.

Accommodation

Internal

Ground Floor

| | |
|----------------|--------|
| Showroom front | |
| 198 sqft | 18 sqm |
| Showroom rear | |
| 175 sqft | 16 sqm |

Basement

| | |
|----------|--------|
| Storage | |
| 192 sqft | 18 sqm |

First Floor

| | |
|---|--------|
| Kitchen with double doors to the rear gardens | |
| 208 sqft | 19 sqm |
| Living room | |
| 188 sqft | 17 sqm |

Second Floor

| | |
|-----------------|--------|
| Bedroom | |
| 271 sqft | 25 sqm |
| Bedroom | |
| 84 sqft | 8 sqm |
| Luxury bathroom | |

Third Floor

| | |
|----------|--------|
| Bedroom | |
| 186 sqft | 17 sqm |

External

Patio and impressive terraced gardens to the rear.

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Shop & Premises
Rateable Value: £4,300
Uniform Business Rate for 2025/2026: £0.499

****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 falls within **Council Tax Band: B**

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

Guide Price

£399,995

VAT

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

EPC

Exempt

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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lisa@hayfieldrobinson.co.uk

