

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Investment Property

Successful Sue Ryder Charity Shop with adjacent Cottages
Approximately 2,100 sqft (195 sqm)



GUIDE PRICE - £200,000

- **Occupied by Sue Ryder since 1974!!**
- **New 10 year lease in place**
- **Prominent main road position**
- **Close to the famous cobbled main street**

**35 BRIDGEHOUSE LANE AND 1, 2 & 3 BUNKERSHILL,
HAWORTH, KEIGHLEY, WEST YORKSHIRE BD22 8QE**

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Location

Haworth is internationally renowned 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 itself is prominently situated adjacent to Bridgehouse Lane the principal route through Haworth and just a short walk from the famous cobbled main street.

The surroundings are largely residential with the amenities of the village all within walking distance.

Description

The property in original form was possibly three or 4 cottages but adapted overtime to now comprise the charity shop and two self contained cottages.

The shop occupies the most part of the property including ground, first and second floor sales areas with office/storage and WC amenity.

The cottages adjacent are currently vacant and in need of comprehensive refurbishment. All of the property is held under one lease.

Outside there is a forecourt/garden to the front. Store building to the side possible car parking space subject to any necessary consents.

Accommodation

Internal

Retail Element

Ground Floor

Front sales area to include shop front
102 sqft 9 sqm

Sales area
201 sqft 19 sqm

Sales area to include wc
185 sqft 17 sqm

Office
182 sqft 17 sqm

First Floor

Sales area
102 sqft 9 sqm

Sales area
201 sqft 19 sqm

Second Floor

Sales area
248 sqft 23 sqm

Residential Elements

Cottage 1

Ground Floor

Living room 171 sqft 16 sqm

First Floor

Bedroom 137 sqft 13 sqm
Bathroom

Cottage 2

Ground Floor

Living room 243 sqft 23 sqm
Kitchen 71 sqft 6 sqm

First Floor

Bedroom 1 153 sqft 14 sqft
Bedroom 2 71 sqft 6 sqm
Bathroom

External

Forecourt/garden to the front of the cottages. Store building to the side possible car parking space subject to any necessary consents.

Tenancies

The property in its entirety is currently let to Sue Ryder by way of a full repairing and insuring renewal lease for 10 years commencing in May 2025 at a rent of £12,000 per annum. The lease incorporates an upward only rent review at the end of year 5. There is a tenant break facility at the end of years 5 and 7, subject to 6 months prior notice.

Guide Price

£200,000

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/0055-2239-2355-2969-3590>

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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