



APPROXIMATELY 709 SQ FT

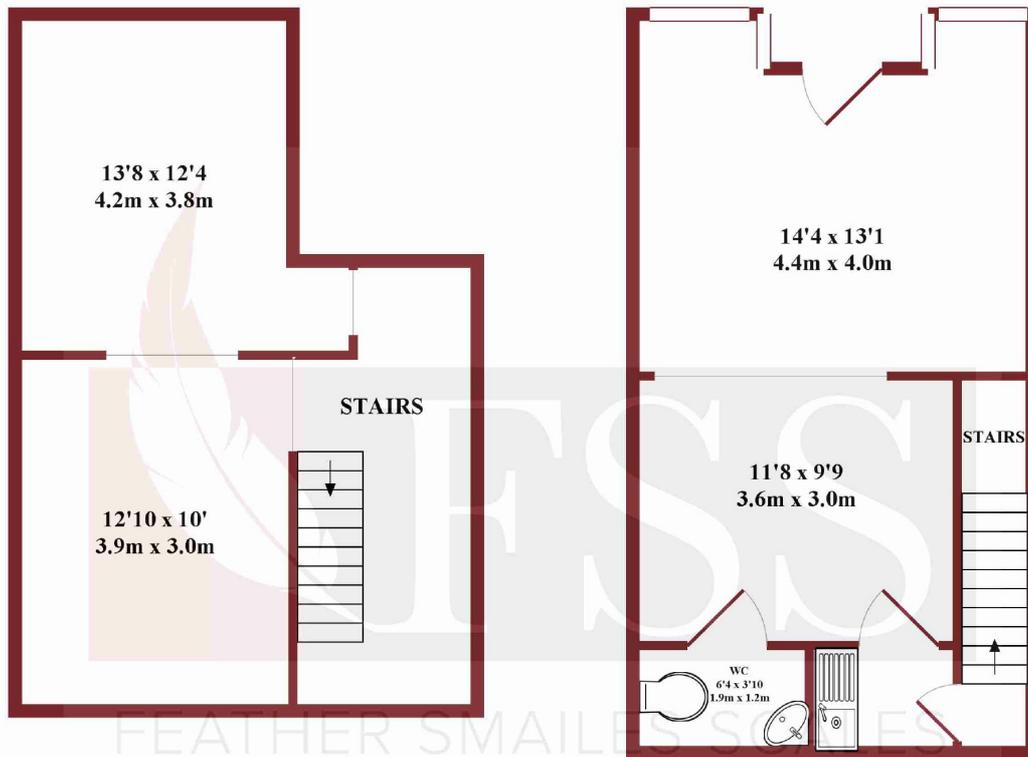
Description

A rare opportunity to purchase a double fronted retail unit in a good retailing position synonymous with speciality and destination traders . The property would offer a great investment opportunity to rent out, or a chance for a business occupier to own their own premises rather than paying rent . The premises are in very good condition having been owner occupied for many years .

The property comprises an open plan ground floor retail area with a full height timber framed glazed shop front. The ground floor offers in excess of 300 sq ft of sales space with WC facilities and a kitchenette to the rear. A further benefit of the property are the two large basement rooms and a storage area totalling in excess of 300 sq ft, this is accessed via

RETAIL - FOR SALE

£150,000



BASEMENT LEVEL
APPROX. FLOOR
AREA 359 SQ.FT.
(33.4 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 730 SQ.FT. (67.9 SQ.M.)
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Location and Directions

Located on Westmoreland Street approaching from the East Parade end the subject premises are on the right hand side approximately 50 yards before the junction with Skipton Road.

Tenure

Freehold. The property is for sale freehold with vacant possession on completion.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Rateable Value

Rateable Value: £6,700
 Uniform Business Rate for 2017/17 £0.479.
 Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600

Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Viewing

Strictly by appointment with the agent Tel: 01423 501211.

Services

All mains services are connected to the property.

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