



**22 The Knowl
Mirfield, West Yorkshire
WF14 9RW**



FOR SALE

**Retail/Residential Investment Opportunity
Currently Producing £5,280 Per Annum which will Increase to
£9,700 Per Annum Upon Letting of the Vacant Flat
With Potential for Further Growth and with Redevelopment Opportunities**

PRICE – Offers in the Region of £150,000 - Subject to Contract

22 The Knowl, Mirfield, West Yorkshire, WF14 9RW

LOCATION

The property occupies a prominent corner position at the junction of The Knowl, Back Knowl Road and Nab Lane, in an established residential area, to the north of Huddersfield Road (A644) which effectively forms Mirfield Town Centre.

Nearby occupiers include a Cooperative Food Store, Vibe Hair Design UK, Laundry Room, Rogers Mens Hair Salon etc.

The location is well-known in the immediate vicinity and, the ground floor premises are occupied by Shaun Fearweather as a well-known butchers operation.

DESCRIPTION

The property comprises a ground floor butcher's shop, with additional preparation areas, basement storage and a first floor 1-bedroom flat with separate side access. Adjacent to the property is a large car parking area, providing potential for additional redevelopment of the site.

ACCOMMODATION

The property has the following approximate dimensions and principle floor areas:-

Gross Frontage	7.62 m	(25'0")
Internal Width	7.31 m	(24'0")
Shop Depth	6.20 m	(20'4")
<u>Ground Floor</u>		
Sales Area	41.34 sqm	(445 sqft)
Ancillary	60.61 sqm	(655 sqft)
<u>Basement</u>		
Store	14.41 sqm	(155 sqft)
<u>First Floor</u>		
Separate 1-bedroom apartment comprising living kitchen, bathroom and bedroom		
Total Gross Floor Area	34.10 sqm	(367 sqft)

External

Car parking/additional area with potential for redevelopment.

RATING ASSESSMENT

The property is currently assessed for Uniform Business Rates purposes as follows:-

Description: Shop and Premises
Rateable Value: £7,600

The Uniform Business Rate for 2018/2019 is 49.3 pence in the £.

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 to the current rates liability.

The property is currently assessed for Council Tax purposes as follows:-

Council Tax Band: A
Council Tax Payable 2018/2019: £1,138.03

LEASE

The ground floor retail/butcher's shop is currently let under the terms of an informal 5 year agreement with effect from 4 September 2018 at a current passing rental of £5,280 per annum. The residential accommodation is currently vacant but has previously been let at rentals in the region of £85 per week.

PRICE

Offers are invited in the region on £150,000 subject to contract – subject to the occupancy of the butcher's accommodation.

VAT

We understand the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been commissioned.

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

13 Park View Court, Shipley BD18 3DZ
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ
Tel: 0113 3891049