



**43 Briggate
Shipley, BD17 7BP**



FOR SALE

**Ground Floor Retail Unit of 89.19 sq. m. (960 sq. ft.)
Upper Floor Suitable for Conversion to Residential**

PRICE: £275,000 – Subject to Contract

43 Briggate, Shipley, BD17 7BP

LOCATION

The property is situated in an extremely prominent corner location fronting Briggate (A657) on the periphery of Shipley Town Centre. Significant volumes of traffic pass the property on Otley Road and Briggate on a regular basis.

Nearby occupiers include McDonalds, Aldi, The Fox Micro Pub and Henry Smiths Menswear.

Shipley Train Station is also in close proximity.

PROPERTY

The building is a stone built end terrace sales shop with ground floor retail, basement storage and ancillary accommodation on first and second floors, providing offices and storage. The ground floor has been substantially refurbished within the last 2 years. Washing and toilet facilities are available on the ground floor.

ACCOMMODATION

Gross Frontage (Briggate)	8.53 metres (28' 0")
Return Frontage	3.48 metres (11' 5")
Internal Width	8.51 metres (27' 11")
Shop Depth	10.49 metres (34' 5")

NET FLOOR AREAS

Ground Floor

Sales Area	89.19 sq. m.	(960 sq. ft.)
Staff Area	11.98 sq. m.	(129 sq. ft.)

Basement

Store	74.51 sq. m.	(802 sq. ft.)
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First Floor

Offices, Store & Staff	78.22 sq. m.	(842 sq. ft.)
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Second Floor

Attic Stores	82.78 sq. m.	(891 sq. ft.)
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Total Net Internal

<u>Floor Area</u>	<u>336.68 sq. m.</u>	<u>(3,624 sq. ft.)</u>
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SERVICES

All mains services are connected to the property.

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Rateable Value: £13,000

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.

PRICE

The property is for sale on a freehold basis with offers invited in the region of £275,000 exclusive of VAT

PLANNING

A pre-planning application has previously been made and a response has indicated that in principle, subject to a formal planning application being submitted, change of use would be supported to a café/bar/restaurant on the ground & basement with conversion of the upper floors to 4 self-contained apartments. Floor plans can be provided if required.

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for this property is:-

E - 104

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 0113 389 1049

Email: cfox@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(March 2019 – 4052 / CJM)

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.

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