

FOR SALE

Wharfedale Property

Shop Unit 1, 2 Low Lane, Birstall WF17 9EY

Prominent Town Centre Retail Unit / Investment Opportunity



620 ft² (57.60 m²)

Price: On Application

- Located within the heart of Birstall Town Centre
- Well positioned on Low Lane next to the Co-op and opposite the Post Office
- Long Leasehold Interest Available on an Investment Sale Basis
- EPC Rating - E (119)

www.wharfedaleproperty.co.uk
info@wharfedaleproperty.co.uk

01924 476496

FOR SALE

Wharfedale Property

Location

The premises forms part of the main shopping hotspots of Birstall and is situated at a prominent intersection between Chapel Lane and Low Lane (A643), the main arterial highway running through the centre of Birstall.

The premises boast substantial frontage to Low Lane and Chapel Lane and is situated directly across from Birstall's well known Market Place.

Nearby occupiers include the Co-op and the Post Office, with a variety of sole traders and SME's occupying the neighbouring retail and leisure units.

Description

Shop Unit 1, 2 Low Lane forms a retail unit with full height glazed shop frontage, retail sales area and rear store and staff areas / toilet facilities. Unit 1 is currently occupied by The Salvation Army Trading Company Limited. Lease details can be provided and discussed on request.

Terms

Sale of our 299 year Long Leasehold interest with circa 287 years unexpired.

Price

Long Leasehold Price: On Application

VAT

All figures are quoted exclusive of VAT. In this instance, VAT is chargeable.

Services

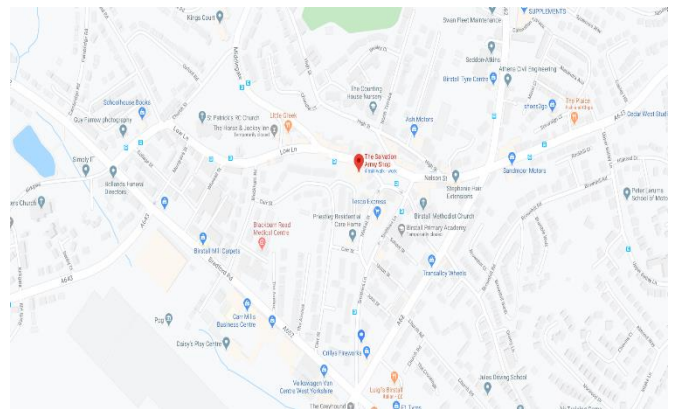
Mains electricity, water and drainage are connected to the property.

Business Rates

Shop & Premises: £10,250 Rateable Value

Legal Costs

The purchaser is to be responsible for both parties' legal costs incurred in the transaction.



Viewing

Strictly by appointment only with the landlord, contact:

Wharfedale Property | Joe Oade | 01924 476 496

Subject to Contract

Misrepresentation Act 1967 Important Notice: Important Notice: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty and should be treated as a guide only. For accurate details the interested party is advised to consult the landlord / agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein do not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.

www.wharfedaleproperty.co.uk
info@wharfedaleproperty.co.uk

01924 476496