



**29-29A Westgate
Shipley, BD18 3QX**



FOR SALE

**Town Centre Double Fronted Retail Unit
With 3-Bedroom Upper Floor Living Accommodation
Capable of Sub-Division / Redevelopment
258.17 sqm (2,779 sqft)**

PRICE – Offers in the Region of £225,000

29-29A Westgate, Shipley, BD18 3QX

LOCATION

Occupying a position within Shipley Town Centre, the property has main road frontage to Westgate close to its junction with New Kirkgate. Nearby occupiers include Interlude Tea Rooms, Bird & Daniel Solicitors, Westgate Boutique and Hullabaloo Bar & Restaurant. On street car parking is available on Westgate with Shipley Train Station and Shipley Bus Station both within close proximity.

DESCRIPTION

The property comprises a substantial 3-storey mid through terrace, which was originally constructed as two independent retail units to the ground floor, each with basement storage. In recent times it has been utilised as a single unit although original shop front and access doors remain in situ.

The upper floors provide 3-bedroom living accommodation across 2 levels with independent ground floor access from Westgate. Given their layout with central staircase they provide potential for sub-division into smaller independent units.

ACCOMMODATION

According to our measurements taken on site, the property offers the following net internal floor areas:-

INTERNAL

Basement

Stores	34.00 sqm	(366 sqft)
Stores	21.31 sqm	(229 sqft)

Ground Floor

Retail/Sales area	85.34 sqm	(919 sqft)
Staff room/Stores	5.38 sqm	(58 sqft)

First Floor

2 x Stores, 2 x Double Beds, WC and Shower Room	54.90 sqm	(591 sqft)
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Second Floor

Living Room, Kitchen, Store, Double Bedroom and House Bathroom	57.24 sqm	(616 sqft)
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Total Net Internal Floor Area 258.17 sqm (2,779 sqft)

EXTERNAL

Small Rear Yard/bin storage area accessed via ground floor element

SERVICES

The property as a whole is understood to benefit from the provision of all mains services to include gas, electric, water and mains drainage. The residential element is currently provided with space heating for a wall mounted gas fired boiler which serves pressed steel radiators throughout. No fixed form of heating is provided to the commercial element.

Please Note: None of these services have been tested and prospective purchasers are advised to satisfy themselves as to their suitability.

RATING ASSESSMENT

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

Description:	Shop and Premises
Rateable Value:	£8,800

The Uniform Business Rate for 2017/2018 is 47.9 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 upper floor living accommodation is currently assessed for Council Tax Purposes under Band A – Reference No. 8005928.

TENURE

The freehold interest in the property is offered for sale with full vacant possession.

PRICE

Offers in the region on £225,000.

VAT

VAT will be charged at the prevailing rate – if applicable.

LEGAL COSTS

In the event of a sale being agreed, each party will be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate (EPC) ratings for the property are as follows:-

Commercial Element	D - 92
Residential Element	E - 43

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

(October 2017 – 5293 / SPI)

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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