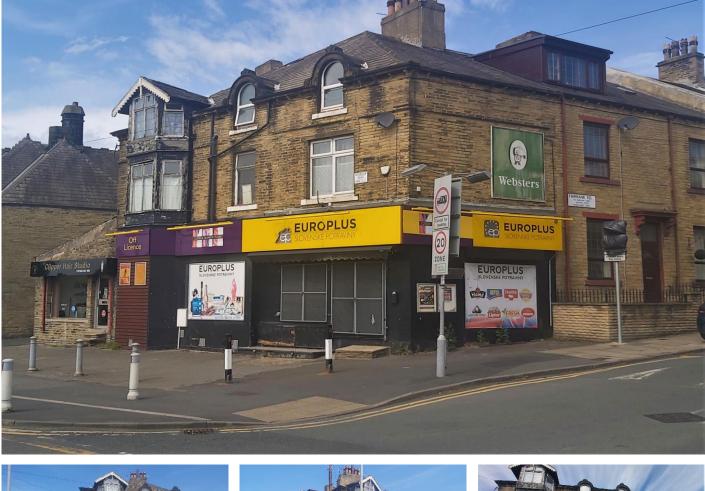


For Sale





53-55 Whetley Lane, Bradford, BD8

Your Choice are pleased to offer to the market in a prominent location these two ground floor shops with four bedroom living accommodation above. The property is located on a busy main road within a residential location on a main bus route and schools close by. The current gross annual income is in the region of £21,000. In brief the accommodation briefly comprises of two retail units, one which is trading as a barber's shop and the other is being used as storage. The living accommodation above comprises of kitchen/diner, living room, four bedrooms, shower room and WC.

Guide Price £395,000

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA Tel: 01274 493333 Email: info@ycea.co.uk Website: www.yourchoiceonline.co.uk



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Ground Floor Shop 1 is currently being used as a barbers.

Ground Floor Shop 2 is currently being used as a storage area

Living Accommodation comprises of four bedrooms.

The living accommodation above is accessed from the side with its own private entrance.

The accommodation briefly comprises:

GROUND FLOOR

Side Entrance Lobby with stairs leading to the first floor accommodation FIRST FLOOR

Landing

Kitchen/Diner
Living Room
Bathroom
Bedroom One
Stairs to the Second Floor
SECOND FLOOR

Landing

Bedroom Two **Bedroom Three** Bedroom Four W.C.

EPC RATING 45-B

For trading as Patson https://find-energy-certificate.service.gov.uk/energy-certificate/3985-5096-9739-7558-4153

Your Choice Estate Agents









EPC RATING 55-C

For trading as Clippers Hair Studio https://find-energy-certificate.service.gov.uk/energycertificate/4321-2199-2610-1297-7662

LEGAL COSTS

In the event of a sale of business or letting being achieved, each party will be responsible for their own legal costs. Should a letting be agreed for the commercial element, the ingoing tenant will be responsible for both party's legal costs.

Price £375000 Asking Price

Tenure Freehold

VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

VIEWING ARRANGEMENTS

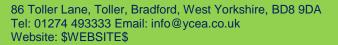
strictly by prior telephone appointments with Your Choice estate agents. Opening hours Monday to Thursday 09.00am -05.30pm Friday 09.00am -01.00pm and .03.00pm-05.00pm Saturday 10.00am -04.00pm

Are you thinking of selling or even letting your property! Call us today on 01274 493333 for a FREE VALUATION without obligation

NO SALE OR LET – NO CHARGE

For more details or to make an appointment please contact the above office at your earliest convenience.

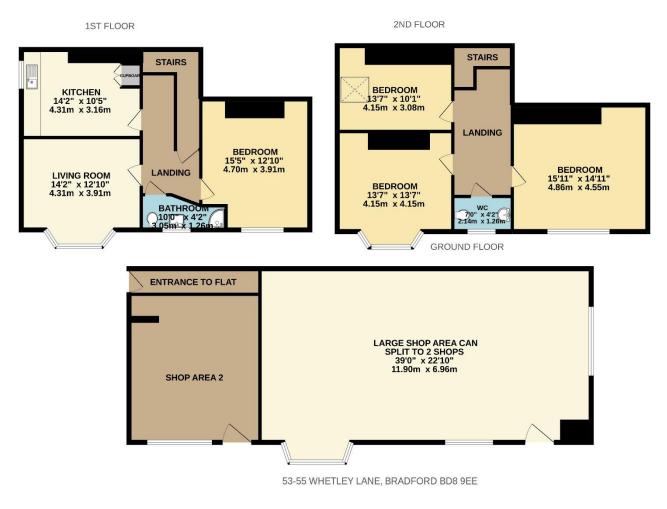
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2022

DISCLAIMER

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries. It should not be assumed that the property on their own enquiries. It should not be assumed that the property on their own enquiries. It should not be assumed that the property on their own enquiries. It should not be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

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