



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>

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EPC RATING 55-C

For trading as Clippers Hair Studio

<https://find-energy-certificate.service.gov.uk/energy-certificate/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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53-55 WHETLEY LANE, BRADFORD BD8 9EE

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DISCLAIMER

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