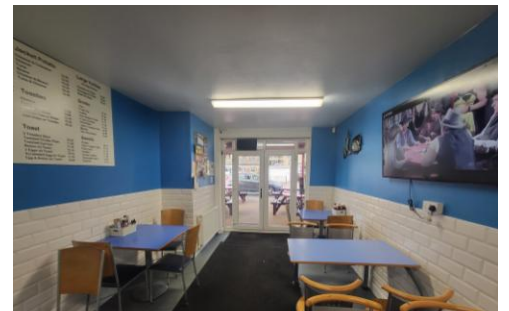




BARKERS

OPENING DOORS FOR YOU



37 New Works Road

Low Moor, BD12 0LB

Asking Price £230,000

Property Description

DESCRIPTION

Cafe/Deli with a one bedroomed apartment above for sale - superb business opportunity!

Situated in a prime location next to Low Moor train station and various local businesses. Comprises: Enclosed outside area with an electrically operated shutter door, inside seating area, kitchen, W.C. and store room. To the first floor there is an apartment with separate access which comprises of a lounge, kitchen area, double bedroom and shower room. The business has consistent weekly takings and business hours currently operate from 6am to 2.30pm Monday to Saturday.

CAFE/DELI EXTERIOR

At the front of the property there is an under cover seating area with an electrically operated roller shutter door. An external door leads into the cafe/deli.

SEATING AREA

33' 6" x 14' 1" (10.21m x 4.29m) There is a seating area inside proving ample dining space for customers.

KITCHEN AREA

Fitted with a range of wall and base units with an inset sink.

W.C.

Having wheelchair access, the W.C. is fitted with a white W.C. and wash basin. A door leads into the useful store room which measures 14'1" x 4'8".

FIRST FLOOR APARTMENT

A separate access door from the front of the property leads into the entrance hall which has a staircase leading to the apartment.

LOUNGE

26' 3" x 10' 10" (8m x 3.3m) This good sized room has access to the kitchen area and doors leading to the double bedroom and shower room.

KITCHEN AREA

Fitted with a range of wall and base units with complementary work surfaces, splash back tiling and an inset sink. Electric oven, five ring gas hob with a chimney style extractor over and space for an under counter fridge.

BEDROOM

14' 1" x 10' 10" (4.29m x 3.3m) Double room with fitted wardrobes, drawers and overhead cupboards offering plentiful storage.

SHOWER ROOM

Fitted with a three piece white suite which comprises of a corner shower cubicle, wash basin in vanity unit and W.C. Tiled walls and a vertical radiator.

ADDITIONAL INFORMATION

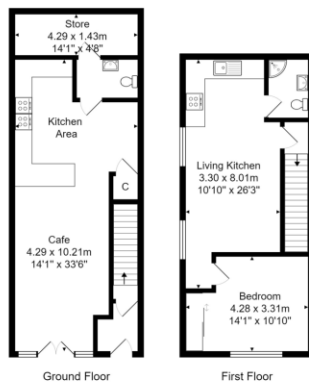
The cafe/deli is on small business rates.

The apartment is council tax band A

Current trading hours are Monday to Saturday 6am - 2.30pm.

EPC Graphs are available for Café/Deli and Apartment

Tenure: Freehold



Total Area: 94.3 m² ... 1015 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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