



**By Auction £150,000**

**\*BY AUCTION\* \*ESTABLISHED BUSINESS PREMISES WITH ACCOMMODATION ABOVE\* \*FREEHOLD BUILDING\* \*RARE TO MARKET BUSINESS OPPORTUNITY\*  
\*POTENTIAL RENTAL INCOME £18,000 pa FROM SHOP & FLAT\* \*FANTASTIC LOCATION\* \*CUSTOMER PARKING\* \*GARAGE\* \*POTENTIAL TO EXTEND\***

For sale by modern method of auction via Advanced Property Auction  
Starting bid: £150,000 plus reservation fees.

Townend Estate Agents offer for sale this established florist accommodation above. This rare to market business opportunity is certainly not one to be missed! With the potential income of both the shop and flat above, the estimated return on this property could be around £18,000 pa.

The property comprises briefly: Shop front with back room and W/C. Upstairs is well presented accommodation comprising of a lounge, two bedrooms and bathroom. Externally is a pleasant enclosed courtyard garden, along with ample parking and at the side garage. The discerning viewer could develop this side plot (subject to consents)

Reservation fee of 3.5% + VAT (Subject to minimum of £5000 + VAT) applies.

Ask us about....

**AUCTION**

**CONVEYANCING**

**MORTGAGES**

**SURVEYS**



## Dudley Hill Road, BD2

Approximate Gross Internal Area = 134.1 sq m / 1443 sq ft



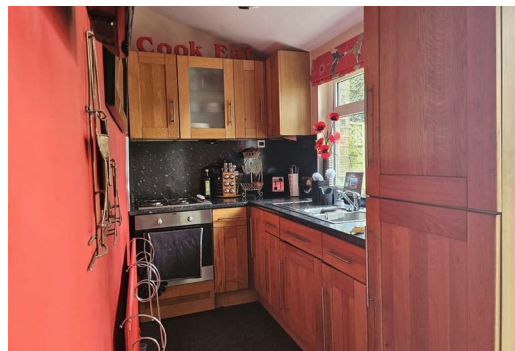
Second Floor



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co.uk (ID1174088)



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE:** WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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