



By Auction £130,000

BY AUCTION* *RETAIL UNIT FOR SALE* *BUSINESS OPPORTUNITY* *POTENTIAL TO CONVERT TO FLATS* *POPULAR LOCATION* *IDEAL FOR INVESTORS

For sale by modern method of auction via Advanced Property Auction
Starting bid: £130,000

Townend Estate Agents offer for sale this fantastic retail unit. Ideal for business owners looking for a new premises in the ever popular Wyke high street, or developers that may look at converting the property into apartments.

The principle floor space is planned over two floor, currently a retail showroom that would easily convert to Apartments or ground floor retail unit with apartments to the first floor.

This rare to market opportunity is not to be missed!

Spacious accommodation over two floors plus basement.

Reservation fee of 3% + VAT (Subject to minimum of £5000 + VAT) applies.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Towngate, BD12

Approximate Gross Internal Area = 219.0 sq m / 2357 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1159186)



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

Townend Estate Agents

19 The Green, Idle, Bradford. BD10 9PT • Telephone: (01274) 610 284
104 Town Street, Horsforth. LS18 4AH • Telephone: (01135) 321 000

SALES • LETTING

VAT Reg. No. 556 807 414
Company No. 7191625. Registered UK.

