

Starkeys

Chartered Surveyors

RETAIL & RESIDENTIAL INVESTMENT 5 WESTGATE SHIPLEY



- Situated on the periphery of Shipley town centre, opposite the indoor market.
- Fully let and producing a rent of £11,760 per annum, rising to £12,960 per annum from May 2025.

FOR SALE £150,000

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**RETAIL & RESIDENTIAL INVESTMENT
5 WESTGATE
SHIPLEY**

1. LOCATION:

The property is situated on the corner of Atkinson Street and Westgate, on the periphery of Shipley town centre, opposite the indoor market. The property is situated close to Virgin Money and other multiple retailers are represented in Shipley town centre.

2. GENERAL DESCRIPTION:

The premises provide an end of terrace property constructed in stone with a pitched slate covered roof. The premises comprise commercial accommodation over ground and basement levels, plus a self-contained 2 bedroom flat at first and second floor levels.

The retail premises have timber display windows to Westgate and Atkinson Street, with access being provided from the corner by a timber and glazed door. The residential accommodation, which has PVC double glazed windows at first and second floor levels, is accessed from Atkinson Street, from the adjoining property via a shared entrance area.

The first and second floors provide a self-contained flat with a mixture of carpeted and laminate floor coverings, painted walls and ceilings, PVC double glazed windows and central heating radiators.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:-

COMMERCIAL PREMISES

BASEMENT

Store	5.20m ² (56 sq. ft.)
Store	13.66m ² (147 sq. ft.)

Store	5.30m ² (57 sq. ft.)
Store	6.13m ² (66 sq. ft.)
WC	
TOTAL BASEMENT FLOOR AREA	30.29M² (326 SQ. FT.)

GROUND FLOOR

Sales Area	26.76m ² (288 sq. ft.)
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RESIDENTIAL ACCOMMODATION

FIRST FLOOR

Lounge/Kitchen	21.74m ² (234 sq. ft.)
WC	
TOTAL FIRST FLOOR AREA	21.74M² (234 SQ. FT.)

SECOND FLOOR

Bedroom	15.33m ² (165 sq. ft.)
Bedroom	4.09m ² (44 sq. ft.)
Bathroom	2.79m ² (30 sq. ft.)
TOTAL SECOND FLOOR AREA	22.21M² (239 SQ. FT.)

4. RATING/COUNCIL TAX:

The local authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office and Government websites which state the premises are subject to the following assessments:-

5 Westgate – Rateable Value £4,900 (Shop and Premises)

Residential Accommodation – Council Tax Band A

The Uniform Business Rate for 2024/25 is £0.499.

Interested parties should seek verification of the above information.

5. SERVICES:

We understand that the premises benefit from all mains services. The residential accommodation has gas central heating. No tests have been carried out on any of the services and we are unable to comment upon their condition or capacity.

6. TENANCIES:

The premises are subject to the following tenancies:

Commercial Premises

The basement and ground floor are let on an effective full repairing and insuring lease to an individual with 2 individuals acting as guarantors, for a term of 3 years from 16 May 2024, at a rent of £5,400 per annum exclusive in year 1, rising to £6,600 per annum in years 2 and 3. The tenant has an option to terminate the lease on the 12 month anniversary by serving 3 months' notice.

Residential Accommodation

This is let on an assured shorthold tenancy for a term of 12 months from 24 February 2024 at a rent of £530 per month (£6,360 per annum).

The premises therefore produce a total gross income of £11,760 per annum, rising to £12,960 per annum from May 2025.

7. TENURE:

We understand that the property is freehold.

8. TERMS:

The premises are offered for sale, subject to the existing tenancies, for £150,000.

9. EPC:

The property has the following Energy Ratings:

Commercial Premises – B (46)

Residential Accommodation – D (63)

10. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

**STARKEYS
3 MANOR ROW
BRADFORD
BD1 4PB**

**ANDREW WARD
TEL:- 01274 307910**

Amended 15 May 2024

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs Starkeys has any authority to make or give any representation or warranty whatever in relation to this property.

FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.