

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 60097



FOR SALE

Spacious Retail Unit in Popular Village Location
5,680 sqft (528 sqm)



GUIDE PRICE - £250,000

- **Situated just off the Main Road (A65) in the popular village of Hellifield**
- **Spacious ground and first floor showroom/retail space with storage rooms off**
- **Rare freehold**
- **Development potential – S.T.P**

THE GREEN, GISBURN ROAD, HELLIFIELD, BD23 4HN

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Location

The property is situated in Hellifield on Gisburn Road which lies just off the Main Road (A65). Hellifield offers a range of amenities including train station, village shop and Primary School.

The larger Town's of Skipton (9.7 miles) and Settle (6.2 miles) are within easy reach via the A65.

Description

The property offers extensive retail/showroom accommodation at both ground and first floor levels with storage areas off. In our opinion the property could be used for a variety of uses as is or alternatively other uses would suit.

Accommodation

Internal

Ground Floor

Open plan sales area

2,840 sqft 264 sqm

First Floor

Open plan sales area

2,840 sqft 264 sqm

External

Small area of land to the front elevation. Small public car park to the side elevation.

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2026 non domestic rating list as follows:

Description: Shop & Premises

Rateable Value: £17,750

Uniform Business Rate for 2026/2027: £0.382

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 0300 131 2131.

Guide Price

£250,000

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/2223-7723-7610-0532-3062>

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Legal Costs

Each party will be responsible for their own legal cost incurred.

Further Information

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Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.

