

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# FOR SALE

Retail Accommodation with Basement (former Bakery) plus  
Sizeable Self Contained Flat Above



**GUIDE PRICE - £135,000**

- **Sizeable end terraced property**
- **Desirable village location**
- **Potential for owner occupation or onward letting**
- **Potential for conversion to a large single house – subject to planning**

**147 MAIN STREET, WILSDEN  
WEST YORKSHIRE, BD15 0AQ**

# 147 MAIN STREET, WILSDEN WEST YORKSHIRE, BD15 0AQ

## Location

The property is prominently situated adjacent to Main Street within Wilsden village a popular and well regarded location lying a little over 3 miles to the south west of Bingley Town Centre.

## Description

The property forms an end of terrace. Of traditional style it incorporates stone elevations under a pitched roof with natural slate covering. Accommodation is planned across 4 floors. The lower ground floor comprises a basement with level access to the rear of the building. It has formally been occupied and operated as small bakery. The ground floor incorporates to the front sales and kitchen accommodation most recently occupied and operated as a sandwich shop. Beyond the above the property comprises a self contained sizeable flat with access from the rear of the property. At upper ground floor there is a kitchen. At first floor a living room, bedroom and shower room and at second floor 2 attic bedrooms both with gable windows.

The flat has the benefit of gas fired central heating and upvc double glazing.

## Accommodation

### Internal

#### Ground Floor

From the front shop/sales with kitchen area.

#### Basement

Storage with level access to the rear. Former small Bakery.

#### Self Contained Flat

With access from the rear and at ground/upper ground floor

#### Kitchen

16'7" x 9'2" plus 6'5" x 5'3"

#### First Floor

##### Living room

16'7" x 15'4"

##### Bedroom 2

13'7" x 10'2"

##### Shower room

#### Second Floor

##### Attic bedroom

15'7" x 13'3"

##### Attic bedroom

15'7" x 13'9"

## External

Shared access to the side and rear

## Rateable Value/Council Tax

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Shop & Premises

Rateable Value: £5,200

Uniform Business Rate for 2024/2025: £0.499

\*\*Small business rate relief may be available to some occupiers. Further enquires should be directed to Bradford Council 01274 437744

Council Tax Band : B

## Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

## Planning

The property has most recently been occupied as a mix of retail and residential accommodation being a sandwich shop at ground floor with basement storage and a self contained flat to the upper floors.

The property in our opinion has potential for conversion to a single house subject to any necessary planning requirements.

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: [planning.enquiries@bradford.gov.uk](mailto:planning.enquiries@bradford.gov.uk)

## Guide Price

£135,000

## EPC

EPC commissioned

## 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 costs incurred during the transaction.

