

**20 Wharf Street
Sowerby Bridge
HX6 2AE**

**Price:
£150,000**



RETAIL UNIT FOR SALE

- Sold with the benefit of vacant possession
- Prominent position within Sowerby Bridge town centre
- Electrically operated security roller shutters

DESCRIPTION

Positioned within the centre of popular Sowerby Bridge town centre, the property comprises a 3 storey retail unit extending to 991ft², in addition to having basement storage of approximately 399ft²

The total accommodation extends to approximately 1,390ft² having frontage onto Wharf Street which is the main shopping area of the town.

The property also benefits from electrically operated security shutters to the front.

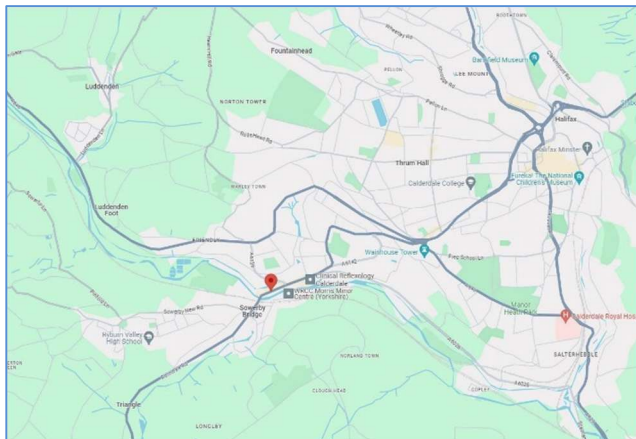
The sale of this property presents an excellent opportunity for an owner occupier to trade from this popular high street in Sowerby Bridge.

LOCATION

The property is positioned in Sowerby Bridge which is a town approximately 3 miles to the west of Halifax, having a commercial centre providing a mix of commercial, industrial and residential property.

The property is located within the main shopping area of the town which provides a full range of amenities and includes a JD Wetherspoons public house and a Lidl supermarket which are positioned nearby.

Sowerby Bridge is a popular town and a sought after residential location with a railway station connecting the area with Halifax town centre.



ACCOMMODATION

■ GROUND FLOOR Retail Area/Office	33.68m ²	(362ft ²)
■ FIRST FLOOR Office/workshop and WC	37.20m ²	(400ft ²)
■ ATTIC STORES Storage	21.35m ²	(229ft ²)
■ BASEMENT Storage	37.11m ²	(399ft ²)
TOTAL	129.34m²	(1,390ft²)

ASKING PRICE
£150,000

TENURE
Freehold

RATEABLE VALUE & UNIFORM BUSINESS RATE
£5,700 - The Rateable Value applied for the current year is 38.2p/£ (2026/27).

VIEWING
Contact the agents

Jonathan J Wilson BSc(Hons) MRICS
Jonathan.Wilson@Bramleys.com

Sheraz Muhammad
Sheraz.Muhammad@Bramleys.com

VAT
VAT is not chargeable on the property.

EPC ASSET RATING: F

bramleys.com/commercial

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

OFFICE • RETAIL • LAND • INVESTMENT • INDUSTRIAL