



FSS

QUALITY TRUST VALUE

Ground Floor Premises & Freehold
74 Main Street
Addingham, Ilkley, LS29 0PL



**FREEHOLD & GROUND
FLOOR COMMERCIAL UNIT**

£80,000

Description

Situated in a prominent position on the Main Street of Addingham.

Offered is the freehold and vacant ground floor unit. The retail/office area at the front of the property benefits from a large shop window, exposed stone walls and two feature chimney places.

An additional cellar is accessed from the ground floor and offers storage with stone flagged floor and window to the front elevation.

To the rear of the property is a further storage room which is accessed externally from the shop.

Ideally suited to an owner occupier or indeed investor.

Location is within easy reach of all village amenities and a short drive to the town of Ilkley where there is railway access to both Leeds and Bradford.

Terms

Freehold. The property is available to purchase freehold, with vacant possession on completion.

Rateable Value

Rateable Value: £4,050.

Uniform Business Rate for 2025/26: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to Bradford City Council for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

VAT

There is no VAT payable.

Legal Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

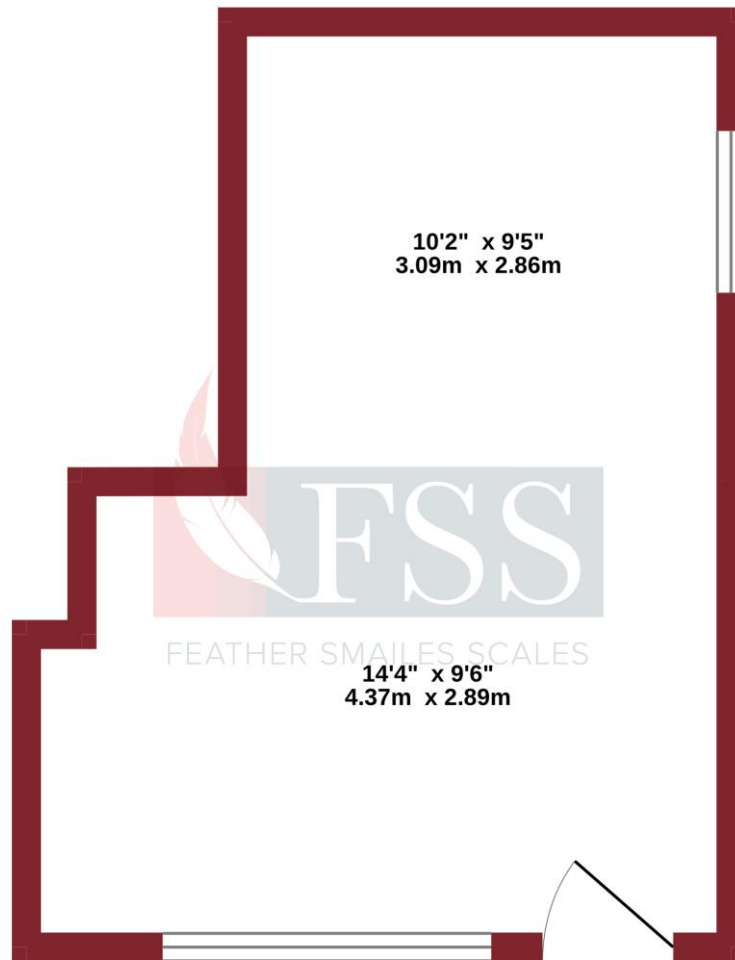
All mains' services are connected to the property.

Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



GROUND FLOOR
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 226 sq.ft. (21.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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