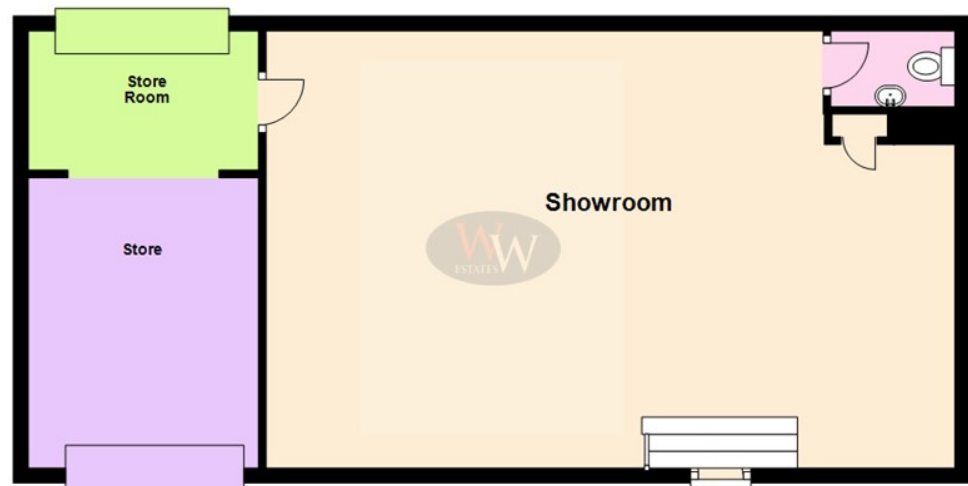
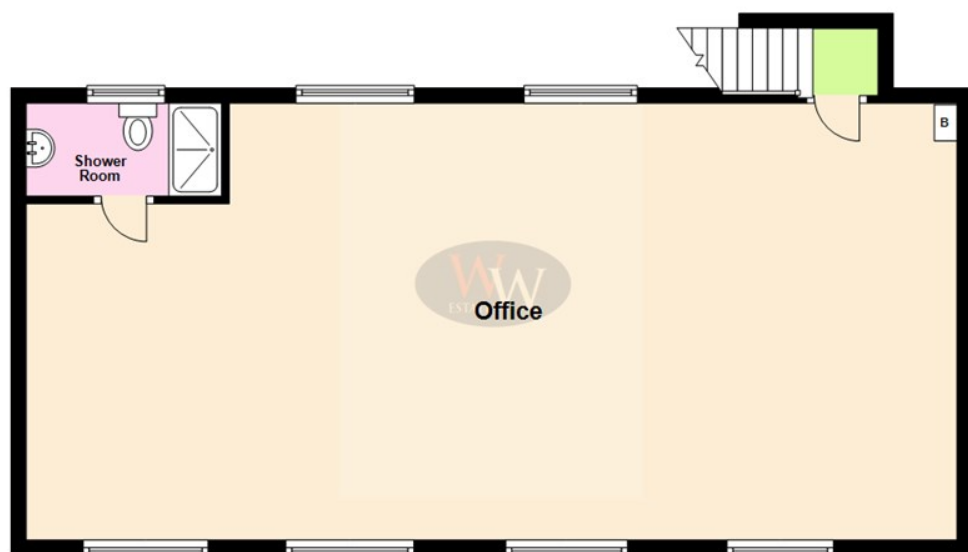


**Ground Floor**  
Approx. 70.3 sq. metres (756.5 sq. feet)



**First Floor**  
Approx. 72.9 sq. metres (784.6 sq. feet)

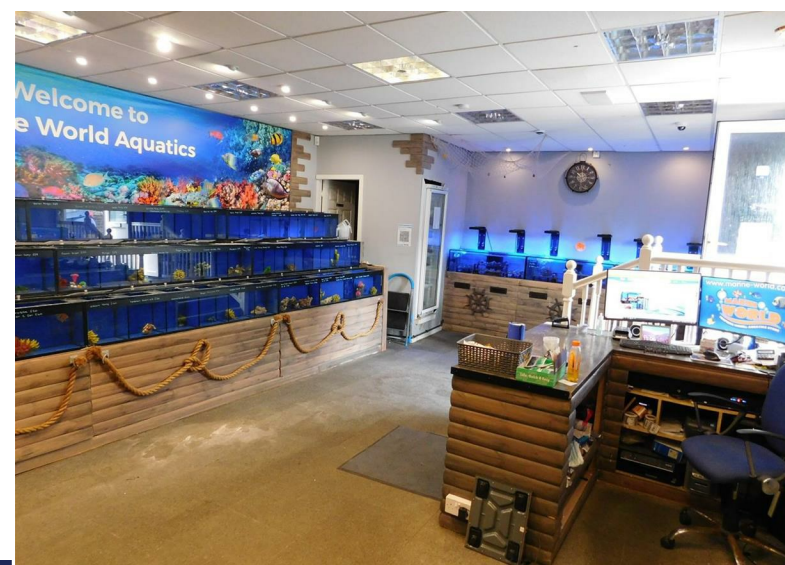


Total area: approx. 143.2 sq. metres (1541.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



SALES & LETTINGS

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Tel: 01274 693737 | wibsey@wwestateagents.com

www.wwestateagents.com



Buttershaw Lane, Bradford, West Yorkshire BD6 2DD

Realistic Offers Considered £209,950 Freehold



**\*\*IDEAL OPPORTUNITY FOR COMMERCIAL SHOP AND OFFICE\*\***

146 Square metres floor space over two floors. Shop floor with good size space with w/c and entrance into loading bay with roller shutters front and back. First floor large office with rear separate entrance, shower room with sink and w/c. Parking to rear. Separate gas and electric supplies, Separate alarm to both floors.

Prime Location in the Wibsey/ Halifax rd.

NO CHAIN

\*\* The current owner runs the business as a high quality aquatic fish business and is willing to sell the internal fixtures and fittings, the web site and as a going concern at an additional cost

**Showroom**

19'0" x 29'7" (5.78m x 9.01m)  
Steps down from front door to the storeroom floor, suspended ceiling, alarm, power & light, door to:

**WC**

Having low level w.c. and wall mounted wash hand basin

**Store Room**

6'0" x 10'0" (1.84m x 3.05m)  
Electric roller door door, high level storage, power & light, open plan doorway to:

**Store**

13'6" x 10'0" (4.12m x 3.05m)  
Electric roller door to the front

**Stairs**

External iron stairs to the rear leading up to:

**Office**

19'0" x 40'5" (5.78m x 12.33m)  
Two windows to rear, four windows to front, five radiators, suspended ceiling, alarm, separate electric meter and gas supply, door to:

**Shower Room**

4'0" x 8'6" (1.23m x 2.59m)  
Tiled double shower enclosure with power shower, low level w.c., pedestal wash basin, tiled splash areas, tiled floor, window to rear and radiator.

**Externally**

Hard standing area to the rear covering the width of the property (nearly 6 meters)

