

# SHOP WITH SELF-CONTAINED FLAT FOR SALE



## 28 MAIN STREET, CROSS HILLS, KEIGHLEY, BD20 8TQ

### LOCATION

The village of Cross Hills is located approximately 5 miles (8km) south of Skipton and 5.5 miles (8.9km) north of Keighley. The village, which is at the heart of a number of communities including Glusburn, Kildwick, Eastburn and Sutton-in-Craven, has a population of approximately 4,619 persons.

The property benefits from good communications, lying adjacent to the Aire Valley Trunk Road (A629). The village benefits from a highly successful business park, The Crossings Business Park, where occupiers include Vertu, Volkswagen, Bristol Street Motors, Brooksbank Valves, Joda Freight and Platinum Stairlifts.

### SITUATION

The property occupies a prominent position on Main Street, where occupiers are a mixture of national and local retailers including the Co-op, Wilman & Wilman Estate Agents, Funky Monkey Bar and Crosshills Handyman.

### DESCRIPTION

The property comprises an attractive detached three storey stone built property under a slate pitched tiled roof, providing a self-contained ground floor shop unit with sales and staff facilities with a substantial self-contained flat at first and second floors accessed via an external staircase to the rear of the property. The flat comprises kitchen, dining, lounge, 2 beds and 1 bathroom.

Externally there is one car parking space included within the demise.

### ACCOMMODATION

The property has the following approximate dimensions and areas:-

Shop Width	20'10"	6.36 m
Internal Width	17'4"	5.29 m
Ground Floor Sales	656 sq.ft.	60.96 sq.m.
Ground Floor Ancillary	80 sq.ft.	7.48 sq.m.
First & Second Floors	Self-contained flat	

### TERMS

The property is available on a freehold basis, with full vacant possession.

### PRICE

We are seeking offers in the region of **£250,000**, subject to contract.

### RATES

We understand the ground floor shop has a rateable value of £12,000 giving an approximate rates payable of £5,239 pa.

The flat, 28a Main Street, falls within Council Band C equating to approximately £2,046 for the year 2024/2025.

Interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)

### **ENERGY PERFORMANCE CERTIFICATE**

The property has been independently assessed and certified as falling within Band D (78).

The flat (28A Main Street) has been assessed separately and certified as falling within Band E (51)

### **LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in the transaction.

### **VAT**

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

### **FURTHER INFORMATION/VIEWING**

For further information or to request a viewing, please contact:-

A: Flynn Burgess  
T: 0113 244 9020  
M: 07402 653238  
E: flynn@bht.uk.com

Subject to Contract  
Feb 2024

#### Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.