



7-9 Buttershaw Lane, Bradford, BD6 2DD

Price £209,995



**\*\*INVESTMENT OPPORTUNITY\*\*MULTIPLE USE\*\***

Coubrough Holmes offer to the market this fantastic investment opportunity. The space offers multiple use with a commercial shop frontage and first floor office space. Potential development opportunity to turn the dwelling into flats (subject to the relevant planning permissions). Located in Wibsey with excellent motorway/transport links.

The dwelling offers 146 Square metres of floor space over two floors with parking to the rear, alarms to both floors and separate gas and electricity suppliers.

The shopfloor is located on the ground floor of the building along with a w/c and the entrance into the loading bay with front and back roller shutters. A large office space is located on the first floor with a separate rear entrance. There is also a shower room with sink and W/C.

\*\*\* The current owner runs a high-quality aquatic fish business at the site and would be prepared to discuss selling this at an additional cost\*\*

- Multi Use Space
- 146 Square Metres Floor Space
- Roller shutters Front & Rear
- Parking
- Development Potential
- Separate Access To The Office Space

