



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A RARE OPPORTUNITY TO ACQUIRE ONE OF 5 RECENTLY
CONVERTED RETAIL SHOPS/OFFICES WITH PROMINENT
MAIN STREET FRONTAGE IN THE CENTRE OF THE
BUSTLING VILLAGE OF CROSS HILLS**



17 MAIN STREET CROSS HILLS

Now nearing completion, number 17 offers a **floor space of 480 sq ft**, having **prominent window displays** onto the bustling Main Street with free public car parks close by.

Cross Hills is a thriving village community where commercial property is rarely offered to the open market, known for providing a range of shops & facilities within close walking distance and having **regular network links to the larger business centres of Skipton, Leeds and Manchester.**

PRICE: £139,500

Tel: 01535 637333

www.wilman-wilman.co.uk

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



Of likely appeal to investors or professionals looking to acquire their own premises, the property comprises in more detail:

The Old Bank, 17 Main Street – £139,500 - 480 sq ft – formerly the Natwest Bank including the original feature doors and a coved window display.

The property will be completed with a Cloakroom with w.c and a small Kitchenette, having self-contained external doors to the front and rear.



NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



BUSINESS RATES: Still to be assessed. We expect small business relief to be available but we advise prospective purchasers to satisfy their own personal requirements.

SERVICES: Mains water, drainage and electricity are connected. The building is pre-wired for BT Full Fibre Optic Internet. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

POST CODE: BD20 8TA

TENURE: The property will be leasehold. More information to follow.

VIEWING: Please contact the Selling Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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