



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A PROMINENT COMMERCIAL PREMISES AND A GOOD SIZED 2 BEDROOMED DUPLEX APARTMENT WITH 2 BATHROOMS, AN OFFICE & A DRESSING ROOM TO THE PRINCIPAL BEDROOM IDEALLY SITUATED ON THE THRIVING MAIN STREET**

## **Investment Opportunity**



### **39 & 39A MAIN STREET CROSS HILLS**

**This commercial premises and duplex apartment are conveniently located on the thriving village Main Street where a wide range of services and amenities are available including a range of independent retailers, pubs and restaurants. There is also an excellent choice of local primary schools and the highly regarded South Craven Secondary in the village.**

Offered as a **ready made investment opportunity**, the established **Delicatessen** has been successfully trading for many years and comprises: an open plan Retail & Kitchen area with a further Prep Room, large Cellar and use of external cloakroom facilities, whilst the **generous flexible duplex accommodation** briefly comprises; a Sitting Room, Kitchen, Bedroom, Bathroom and Office to the first floor, with a **Master Suite to the 2<sup>nd</sup> floor comprising a large Double Bedroom with fitted wardrobes, adjoining Dressing Room and a modern Shower Room.**

**PRICE: £270,000 — BUSINESS UNAFFECTED**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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



The area is known for having **excellent commuter links by road & rail to the larger centres of Skipton, Leeds and East Lancashire.**

### **39 MAIN STREET – COMMERCIAL PREMISES – currently let at £750 pcm**

Comprising a large open plan retail space offering seating and dining area for customers, display counter & trading frontage and a working kitchen / prep area. There is an additional preparation room with cooking facilities, a large storage cellar to the lower ground floor, use of an external Cloakroom (for staff use only) and a useful storage shed.



### **39A DUPLEX APARTMENT – currently let at £750 pcm**

#### **TO THE GROUND FLOOR**

Timber entrance door to:

**ENTRANCE HALL:** with coat hooks, shoe shelves and staircase to the first floor.

#### **TO THE FIRST FLOOR**

**LANDING:** with enclosed staircase to the second floor.

**SITTING ROOM:** 12'11" x 11'8" with space for a table, TV point and 4 wall light points.



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



**KITCHEN:** 14'0" x 10'8" with range of wall and base units with laminate worktops over incorporating Bosch electric oven and integrated microwave, 4 ring electric hob with extractor hood over, 1½ bowl stainless steel sink unit and drainer, washer plumbing, space for American style fridge freezer, space for dining table, Baxi combination boiler and views towards the hills to the rear.



**BEDROOM 2:** 11'10" x 10'8" with windows to 2 sides.

**OFFICE:** 7'8" x 6'9" (max).

**BATHROOM:** 11'7" x 6'1" comprising freestanding bath with ball and claw feet and hand held shower attachment, low suite w.c with concealed cistern, wash hand basin, extractor fan, vinyl floor, large window and feature original fireplace.



## TO THE SECOND FLOOR

**LANDING:** with roof void access.

**MASTER BEDROOM:** 15'0" x 11'5" (plus space under the eaves) a lovely room with 2 banks of fitted wardrobes, 2 Velux windows, exposed beams and 2 wall light points.

**DRESSING ROOM:** 11'3" x 4'7" plus space to the eaves with deep storage and Velux window.

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**SHOWER ROOM:** 11'1" x 6'8" (max) comprising shower enclosure with thermostatic shower, low suite w.c with concealed cistern, large base cabinetry with double sinks and worksurface, extractor fan, laminate floor, exposed beams and storage to the eaves.



**BUSINESS RATES:** We understand small business relief to be available for the commercial premises, but we advise prospective purchasers to satisfy their own personal requirements.

**COUNCIL TAX BAND:** Verbal enquiry reveals that 39A has been placed in Council Tax Band A.

**SERVICES:** Mains gas, water, drainage and electricity are connected to the property. 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**

**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.

**PRICE: £270,000**

**VISIT OUR WEBSITE: [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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