



Four Storey Detached Building With Development Potential

FOR SALE BY AUCTION

**200 SOUTH STREET
KEIGHLEY
WEST YORKSHIRE
BD21 1BB**

3,965 Sq Ft (368.35 Sq M)

- Prominent Roadside Location
- Close To The Town Centre
- Ideal Development Opportunity

Location

The premises are situated on the corner of Foster Road and South Street (A629) which to the north leads to Keighley town centre, which is situated approximately 1 mile away.

The property is situated in a mixed use area with occupiers in South Street, including a car showroom, industrial units, a petrol filling station, a church and interspersed retailers. In Foster Road there are residential properties.

Description

The premises provide a detached property comprising the original four storey building which has been extended with a single storey building running to two elevations.

The original building is constructed in stone and has a pitched slate covered roof and has timber windows.

A single storey extension fronts both South Street and Foster Road. Access is provided by an aluminium and glazed door.

The ground and first floors provide a range of offices/consulting rooms which generally have carpeted floors, painted or papered walls and ceilings, timber windows, fluorescent lighting and central heating radiators. There are also stores, a clinic room, kitchen and WC facilities.

Situated within the basement there is storage and there is a second floor attic. The property would lend itself to a residential conversion subject to the necessary planning permission being obtained.

Please note, this property currently has no electricity and is in need of a full refurbishment.

Accommodation

The basement has a total gross internal floor area of approx. 57.88m (623 sq. ft.)

The ground floor has a total gross internal floor area of approx 197.60m (2127 sq. ft.)

The first floor has a total gross internal floor area of approx 111.11m (1196 sq. ft.) provides the following:

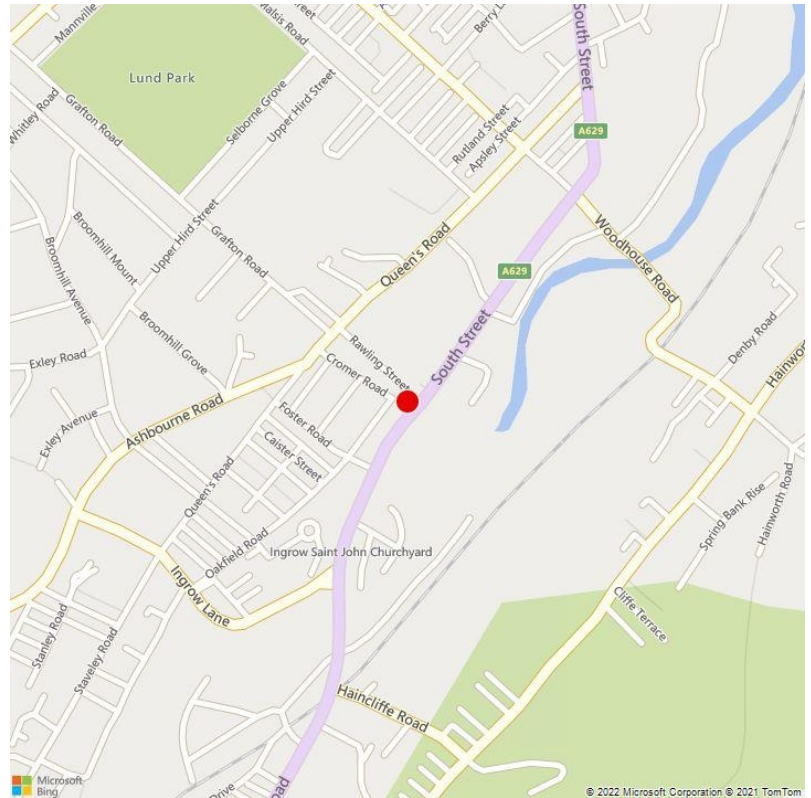
The second floor has not been measured.

Services

We understand the property has a gas, electricity and water supply however we are unable to confirm if all services are currently in operation.

Services Responsibility

It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.



Planning

The purchaser must satisfy themselves that the property is appropriate for their particular use. Further enquiries should be directed to Bradford District Council.

Price

Start Bid £140,000 (one hundred and forty thousand pounds)

Business Rates

We are advised by the Valuation Office website that the business rates for this property are £16,000

Terms

For sale by the Modern Method of Auction: Starting bid price £140,000 plus reservation fee. This property is for sale by the Lancashire Property Auction powered by "iam-sold".

AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction which is not to be confused with traditional Auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date that the buyer's solicitors is in receipt of the draft contacts and a further 28 days thereafter to complete.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee of 4.2% including VAT subject to a minimum of £6,000 Including VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the reservation form and all terms and conditions can be found in the legal pack which can be downloaded for free from www.agentauctionpage.co.uk.

Please note that the property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid. Both the starting bid and reserve price can be subject to change. Terms and Conditions apply to the Modern Method of Auction, which is operated by the Lancashire Property Auction powered by "iam-sold".

TO VIEW OR MAKE A BID - contact Katy Wilson on 0161 300 7100 or visit www.iam-sold.co.uk

Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

Each party is responsible for their own legal costs.

VAT

All Prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

Viewings

Petty Commercial
Empire Business Centre 2 Empire
Way Off Liverpool Road Burnley
BB12 6HH

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

