



68 Blackstone Avenue, Wyke, Bradford, West Yorkshire, BD12 8SJ

For Sale by Modern Auction

Subject to Guide Price & Reservation fee - Guide Price £80,000

A great opportunity for INVESTORS to purchase this sizeable shop and premises in the heart of Wyke. Ideal as a mixed use investment with shop extending to c. 240 sq. ft. with storage area and self-contained flat or bedsits, (subject to planning permission to convert the part into living space/bedrooms).

Comprises ground floor shop, lounge area and kitchen on the ground floor with spacious, useful cellar areas and four rooms and bathroom above. Forecourt to the front and enclosed yard to the rear. GCH & uPVC DG.

Guide Price £85,000

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Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

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GROUND FLOOR

SALES AREA/SHOP 16'9" x 14'5" max (5.1m x 4.4m max) Open plan sales area with timber shop front and roller shutter door.

STORAGE ROOM/LOUNGE 14'1" x 13'5" max (4.3m x 4.1m max)

KITCHEN 9'6" x 9'6" max (2.9m x 2.9m max) Sink unit and wall mounted boiler. Pantry off and rear door.

LOWER GROUND FLOOR

STORAGE 14'1" x 13'9" max (4.3m x 4.2m max) Useful space with natural light.

STORAGE 9'6" x 8'10" approx (2.9m x 2.7m approx)

Access to rear yard area.

FIRST FLOOR

ROOM ONE 16'5" x 10'2" max (5m x 3.1m max)

ROOM TWO 14'1" x 10'6" max (4.3m x 3.2m max)

ROOM THREE 9'6" x 8'2" (2.9m x 2.5m)

ROOM FOUR 11'10" x 6'3" (3.6m x 1.9m)

BATHROOM Two piece suite with bath and sink and separate WC.

OUTSIDE Forecourt and parking to front and enclosed rear yard area.

OTHER INFORMATION

This is a commercial property

Rateable Value: Description: Shop & Premises £3,800

Commercial EPC Rating: D

PLEASE NOTE If you proceed with an offer on this property I AM SOLD are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. This is required by law and the process undertaken with our compliance partners Credas who charge a fee for this service.

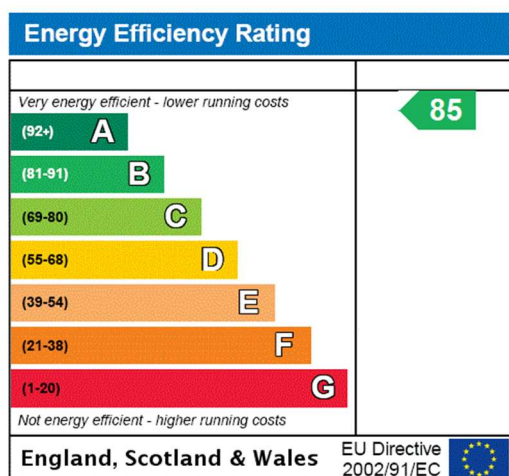
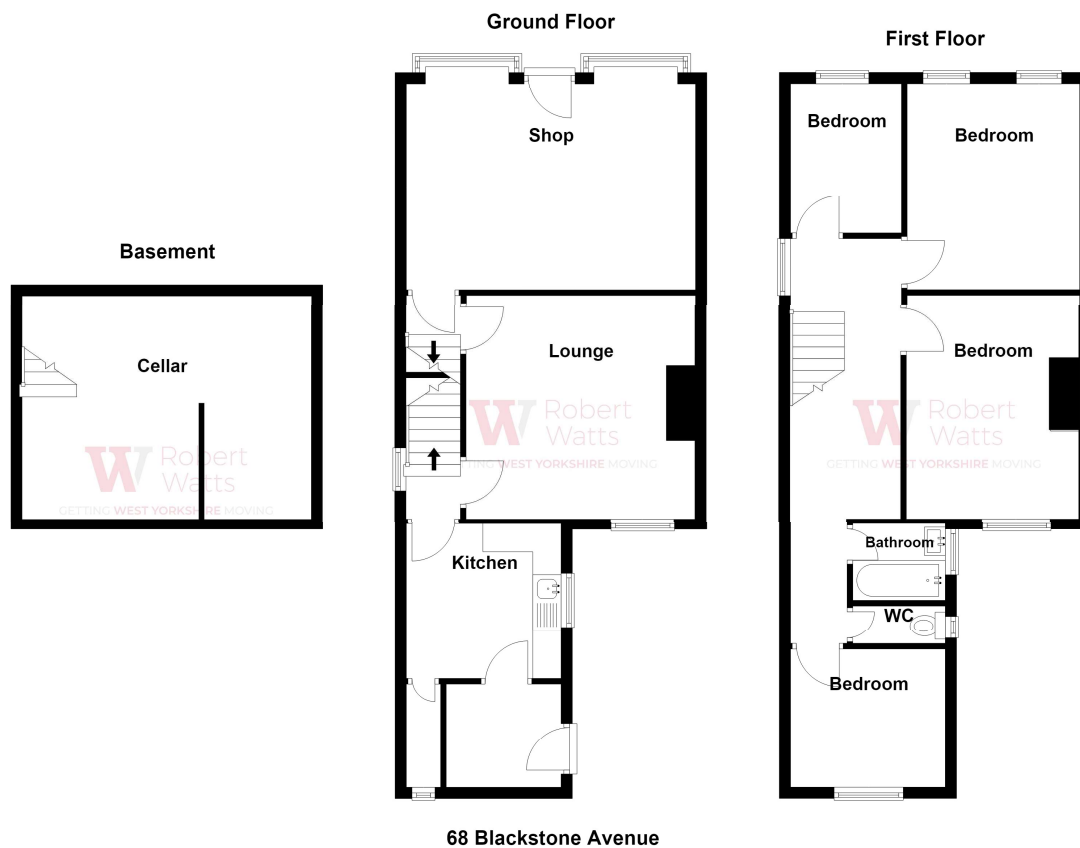
MODERN METHOD OF AUCTION

Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc. VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Further information can be obtained from I Am Sold on 0191 300 2334.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





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