



## 22A Albert Road, Queensbury, Bradford, BD13 1PB

\*\* MIXED USE PREMISES \*\* THE BUSINESS IS UNAFFECTED \*\* QUEENSBURY VILLAGE LOCATION \*\* SHOP TO THE GROUND FLOOR WITH A RETURN OF £\*\*\*\* PER MONTH \*\* FIRST FLOOR 1 BED FLAT WITH A POTENTIAL OF £425.00 PCM \*\* A fantastic investment opportunity as arisen with this ONE BED flat and commercial premises. In need of some minor cosmetic updating. BOOK YOU VIEWING TODAY

£85,000

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### **SHOP FRONT 11'2" x 15'2" (3.4m x 4.62m)**

The business is not affected by the sale and will continue to be tenanted. Large shop front with wash facilities and store area

### **FLAT**

Side entrance with good use of space, power and light

### **OPEN LIVING AREA 16' x 5'11" (4.88m x 1.8m)**

Open plan living area. Kitchenette with wall and base units, hob, sink and drainer and plumbing for washer

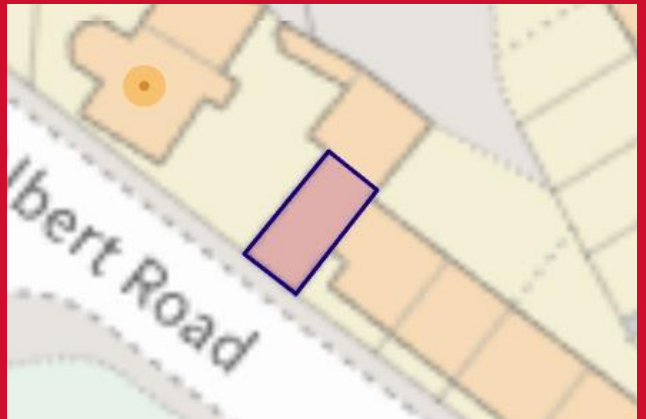
### **BEDROOM 10'9" x 7'2" max (3.28m x 2.18m max)**

**SHOWER ROOM** Built in shower cubicle, sink and W.C

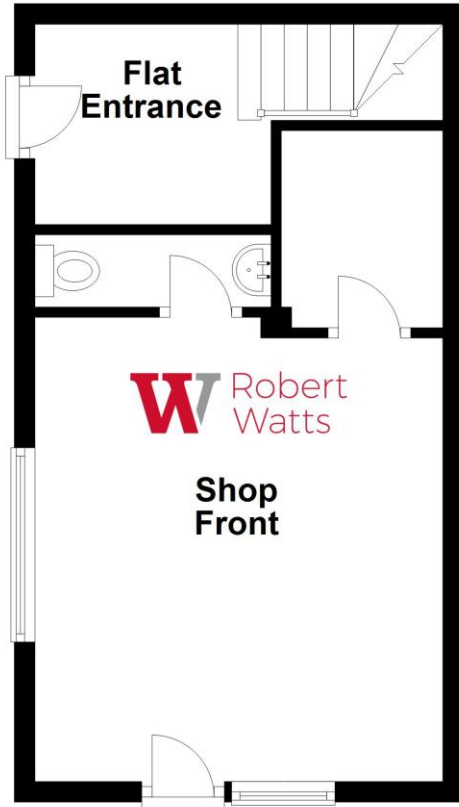
**FURTHER INFORMATION** Council Tax - Band A

Tenure - Freehold

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.



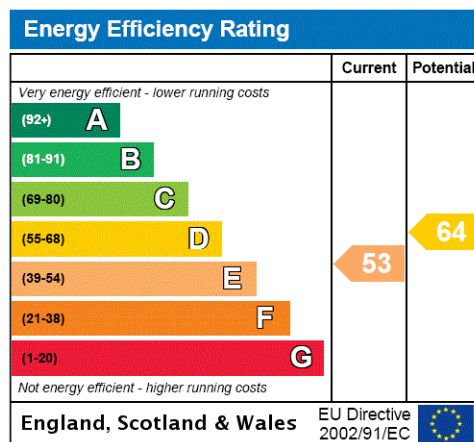
## Ground Floor



## First Floor



Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.  
Plan produced using PlanUp.



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