



130 High Street, Boston Spa, Wetherby, LS23 6BW

Freehold vacant building comprising ground floor shop and flat over first, second and lower ground floors

1,125 sq ft (104.52 sq m)

- Rare freehold opportunity
- Ground floor shop & flat
- Rear garden / yard
- Offered with full vacant possession
- Refurbishment opportunity

Summary

Available Size	1,125 sq ft
Price	£295,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

130 High Street comprises a through mid-terraced property which is divided into a self-contained shop unit fronting High Street and then a residential section to the rear over three floors.

The property is of stone construction under a twin pitched, slated roof. The frontage meets the pavement although to the rear is a garden for the maisonette.

Location

The property is located in Boston Spa, one of the most prosperous and sought after commuter villages in the north Leeds conurbation and situated approximately 3 miles south east of Wetherby. Set in attractive countryside it has easy access onto the A1(M) just to the west.

Specifically, 130 High Street is situated on the south side of the High Street close to its junction with Church Street which runs south off it.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	334	31.03
Ground - Stores	110	10.22
1st - Flat	506	47.01
2nd - Flat	175	16.26
Total	1,125	104.52

Viewings

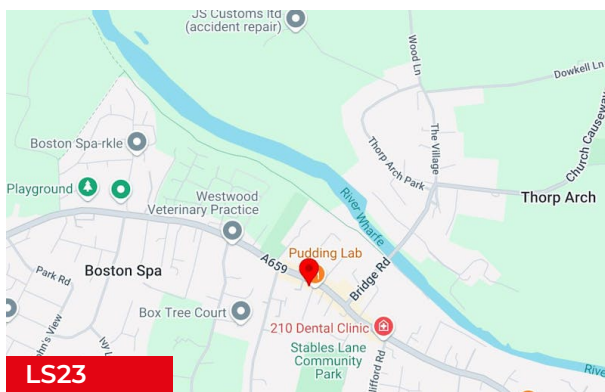
Please call the office and ask for Lesley Clark to arrange a viewing.

Terms

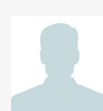
The property is offered for sale freehold and with vacant possession. Offers are sought in excess of £325,000.

AML

The prospective tenant will need to satisfy the Anti Money Laundering policies of the letting agent and the landlord client. This is usually two forms of identification and confirmation of the source of funds.



Viewing & Further Information



Lesley Clark

lesley.clark@dhpproperty.co.uk

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