



Applegate
Properties



- Detached commercial building & side plot
- Building let at £10,000 pa
- Prominent location
- Close to Town centre

Old Wakefield Road, Moldgreen, Huddersfield, HD5 8AA **Offers in the region of: £298,000**

Existing detached shop and office premises (currently let until 2026) and adjoining plot in prominent arterial road position only approx. 1 mile from Huddersfield town centre.

PROPERTY DESCRIPTION



An opportunity to acquire a substantial detached building with adjoining plot to the side and rear in prominent position neighbouring numerous shops and business and being located approximately 1 mile from Huddersfield town centre. The building is currently let on a three year lease from 1st April 2023 (with 2 year break clause) achieving £10,000 pa. The building is arranged over two floors with further basement storage totalling approximately 1,160ft² (108m²) and includes ground floor spacious showroom/shop front with back office, kitchen, three further first floor office/store rooms and additional basement. The plot to the side may offer further development potential (subject to relevant planning permission and consents) being a level, currently fenced site, being approximately 0.15 acres in total.

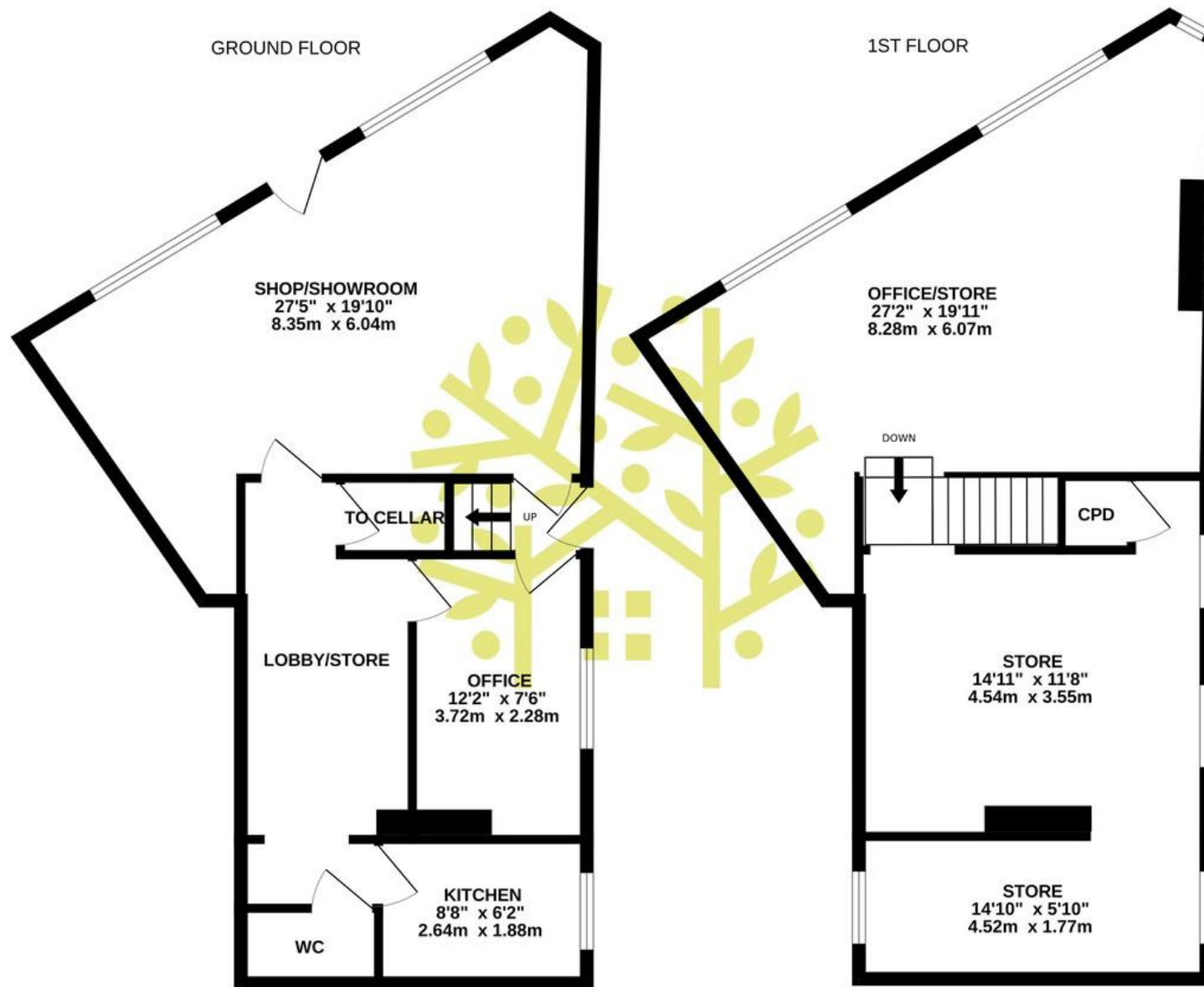
EPC: D

Tenure: Freehold.

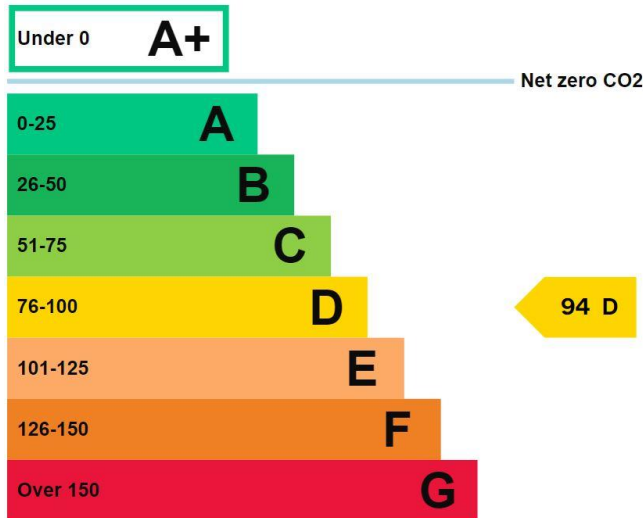
Viewings/Enquiries strictly by prior appointment with Applegate Properties.



IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED