



## Thistle Street

Huddersfield, HD1 6PU

Guide Price £250,000



AUCTION ENDS  
24-05-2024 at 11:00

FOR SALE BY MODERN METHOD OF AUCTION ( T & Cs APPLY)  
STARTING BID OF £250,000 PLUS RESERVATION FEE.

Originally five separate buildings now converted into one office building. Split into various sized office accommodation from 380 square feet to 3950.36 square feet. Additional storage in basement. Refurbished to a good standard with surface mounted lighting, central heating and suspended ceilings. Located just off the busy trunk of Leeds Road and on the edge of Huddersfield town centre. Near to Spindlegate Retail Park which is occupied by Costa, Marstons Brewery and Travel Lodge. Junction 25 of the M62 is within easy driving distance. Car park to rear with secure, gated parking for up to 20 vehicles.



## LOCATION

Thistle Street is situated only a short distance from Huddersfield town centre. It is an extremely busy link road connecting the exceptionally busy A62 Leeds Road with the A629 Wakefield Road effectively forming part of Huddersfield outer ring road. The property is not only within walking distance of Huddersfield town centre but also a short distance from John Smith's Stadium (home to Huddersfield Town Football club as well as Huddersfield Giants rugby league team).

## ACCOMMODATION

Converted into one office building B1 Offices & Workshops. Split into various sized office accommodation from 380 square feet to 3950.36 square feet

## DESCRIPTION

The premises have been occupied previously by as training centre and also as an escape rooms venue. Originally five separate buildings now converted into one office building. Split into various sized office accommodation. Refurbished to a good standard with surface mounted lighting, central heating and suspended ceilings. Located just off the busy trunk of Leeds Road and on the edge of Huddersfield town centre. Near to Spindlegate Retail Park which is occupied by Costa, Marstons Brewery and Travel Lodge. Junction 25 of the M62 is within easy driving distance. Car park to rear with secure, gated parking for up to 20 vehicles.

## SERVICES

We understand the premises benefit from mains water, sewer drainage and electricity along lighting and heating. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity

## ENERGY PERFORMANCE CERTIFICATE

The premises have been assessed with an EPC rating of D (93). A copy of the EPC is available upon request.

## NON DOMESTIC RATING

We are advised the premises are currently assessed at rateable value is £12,500 FOR 2023.

## PLANNING

We understand the property was previously used as a training centre and mainly consists of various sized office accommodation from 380 square feet to 2,500 square feet. Additional storage in basement. Originally the property was five separate residential buildings. Prospective purchasers should satisfy themselves with any planning matters direct with the Local Authority, Kirklees MC Tel: 01484 221000

## TENURE

We are advised the premises are freehold.

## PRICE

The property is offered with vacant possession with a starting bid of £250,000 plus reservation fee. This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the 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 will pay £300 inc VAT for this pack. 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 £450. These services are optional.

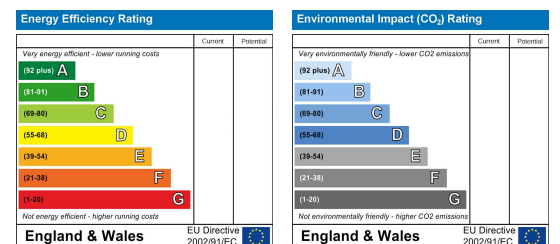
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.