



Lord Street , HD1 1RA Offers in excess of £160,000

We are delighted to offer a rare opportunity to acquire a traditional stone-built commercial property, ideally positioned in the heart of Huddersfield town centre. The property is only a short walk from both Huddersfield University and the train station, ensuring excellent footfall and transport links.

The property is set out over three floors, comprising basement, ground and first floor accommodation.

First Floor: Currently trading as Spicy Shell restaurant with kitchen facilities, let on a 6-year agreement producing £800 per calendar month.

Ground Floor: Previously occupied by a travel agency and taxi office, now vacant and suitable for a variety of uses.

Basement: Provides useful storage space.

With an established rental income in place and further potential from the vacant ground floor units, the property offers a versatile investment opportunity. The total projected income if all units were let would be approximately £13,000 - £14,000 per annum.

Located in the heart of the town centre and runs east from the junction of Cloth Hall Street and New Street forming part of the main pedestrianised shopping area. The property lies on the south side of the street to the east of its



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

years remaining on the lease 850
Ground rent: £5 per annum
Maintenance charge: £0 per month

This information is provided by the vendor and should be verified during the conveyancing process.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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