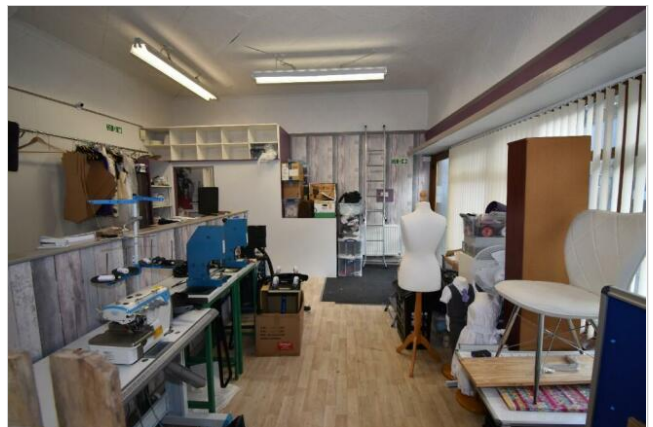
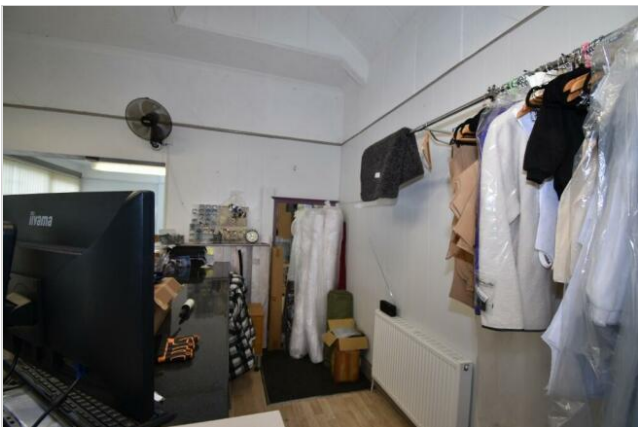
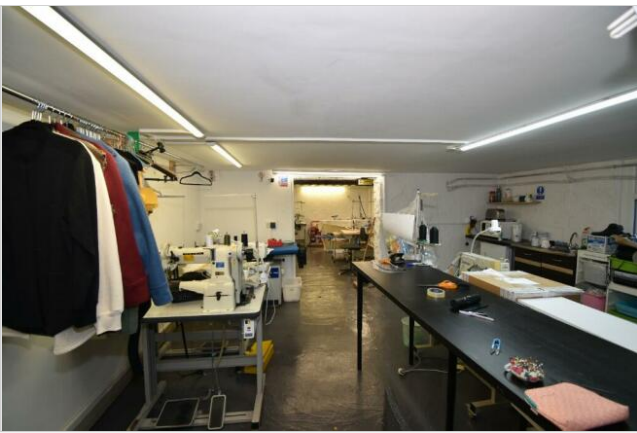
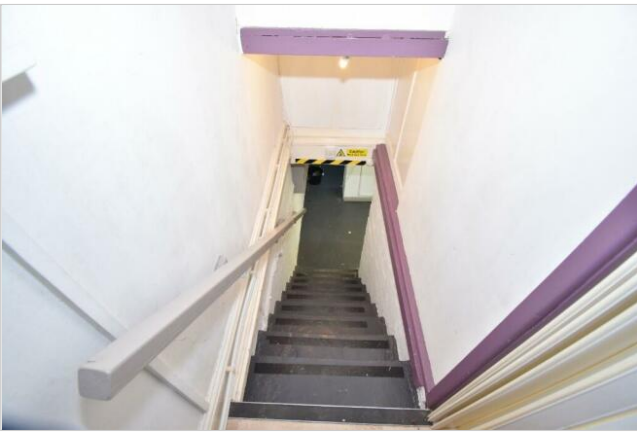
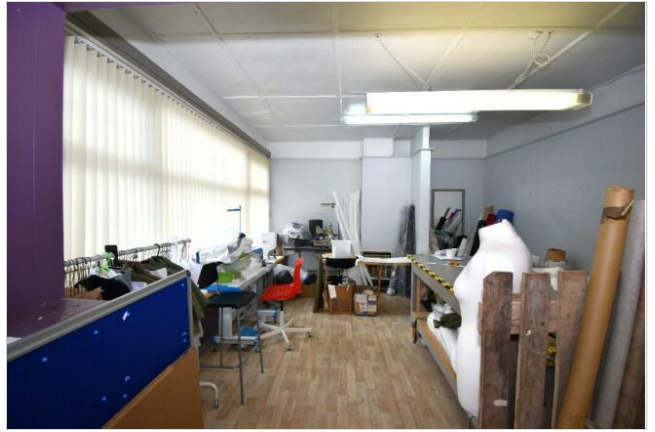


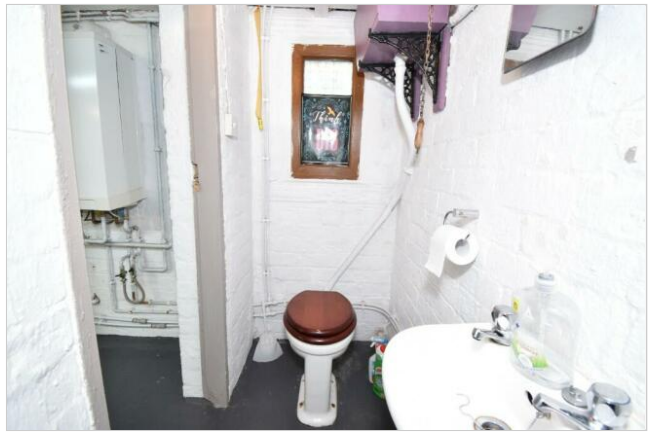
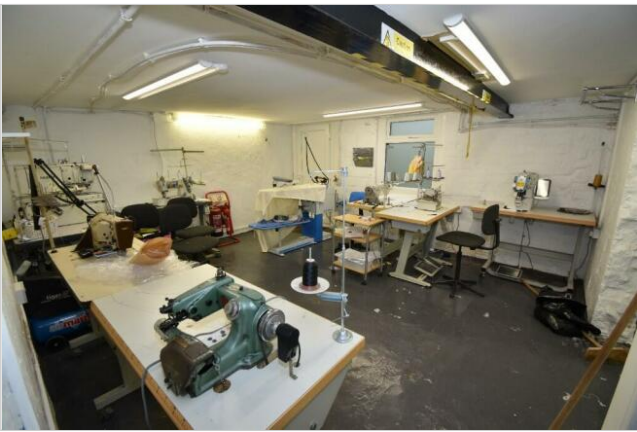
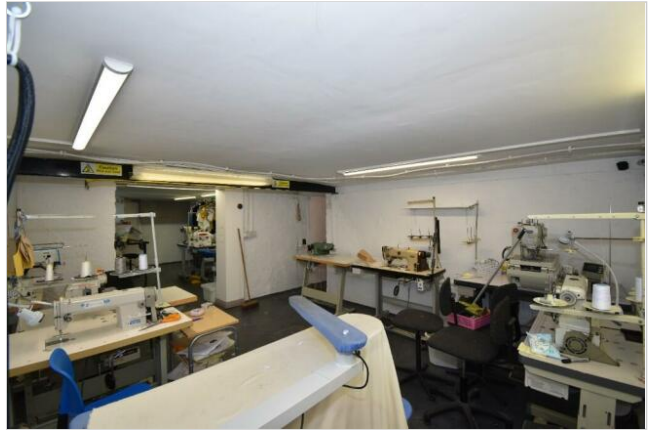
Retail Property (high street) for sale
Manchester Road, Huddersfield, West Yorkshire, HD7

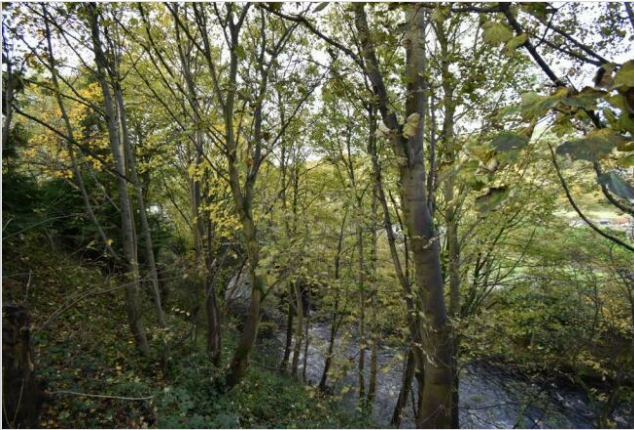
£150,000

Print









Property Description

Commercial information

■ 1,130 sq ft (105 sq m)

Key features

- Class E Unit
- Popular Location
- Located on one of Huddersfields busiest Roads
- WC Facilities
- Private patio with views of the River Colne
- Purchased with Vacant Possession

Full description

PLEASE NOTE THE BUSINESS WILL BE CLOSING AND THE FREEHOLD IS FOR SALE

Harvey & Ryall are pleased to present this two-story class E Commercial Unit positioned on Manchester Road in the heart of the Colne Valley. Benefitting from an abundance of workshop/office space, gas central heating, and private views of the river Colne to the rear.

- Class E Unit
- Popular Location
- Purchased with Vacant Possession
- WC Facilities
- Private patio with views of the river Colne
- EPC E

This unit is formally known as 'Oh-Sew-Whitty' and sits just off Manchester Road in Linthwaite. Located near regular bus routes to Huddersfield town and Oldham and a stone's throw away from the popular Linthwaite village centre, with local shops, businesses, industrial estates, and much more.

Whilst ready to move in this unit offers further opportunities and presents a space that has bags of potential for your business needs. The ground floor

benefits from a reception area and further workspaces. The lower ground floor comprises a kitchen, WC, Storage cupboards, and further workshop spaces. There is also a rear door to access the outdoor space.

Tidy front appeal with great exposure for your business. It has uPVC double glazing, and a gas-fired central heating system throughout.

Description Bright and spacious office/workshop space benefitting from running electrics, gas central heating, water, and drainage services in addition to a kitchen and WC located on the lower ground floor. On-street parking is available at the front. The unit also has rear access via the back door on the lower ground floor.

Accommodation From measurements taken on-site, we understand the approximate gross internal floor area is: 105 sqm.

Services We understand that mains electricity, gas, water, and drainage is available to the property. Prospective purchaser should make their own inquiries to confirm if the current supplies are connected and sufficient for their purpose.

Viewings Strictly by prior appointment with Harvey & Ryall.

Parking On street parking is available at the front of the property.

What 3 Words location - ///upper.usual.racing

Please contact us to arrange a viewing or your own market appraisal.

In addition, we can also arrange the following

Mortgage Advice - 100% free mortgage advice appointment with one of our top qualified advisors

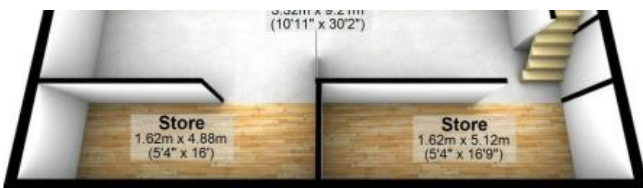
Solicitor - Conveyancing quotations are available with one of our local proven partners

Energy Performance Certificates (EPCs)

To view this media, please visit the on-line version of this page at www.rightmove.co.uk/commercial-property-for-sale/property-144812762.html

Floorplans

Floorplan 1



Total area: approx. 102.8 sq. metres (1106.5 sq. feet)

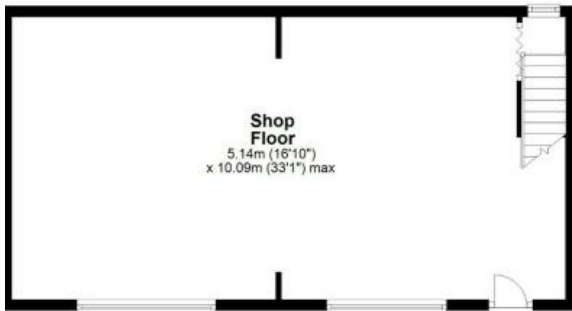
For illustration purposes only, not to scale.

Floorplan 2



Ground Floor

Approx. 51.9 sq. metres (558.7 sq. feet)



Total area: approx. 102.8 sq. metres (1106.5 sq. feet)

For illustration purposes only, not to scale.
Plan produced using PlanUp.

950 Manchester Road, Huddersfield

map view

street view

Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact address The pin shows the exact address of the property Street View is unavailable in this location You're in the centre of the property's postcode. Start exploring the local area from here. [Take me back to the start](#)

Nearest stations

Slaithwaite (1.2 mi)

Lockwood (2.2 mi)

Berry Brow (2.5 mi)

Distances are straight line measurements from centre of postcode

Disclaimer - Property reference 950ManchesterRd. The information displayed about this property comprises a property advertisement. Rightmove.co.uk makes no warranty as to the accuracy or completeness of the advertisement or any linked or associated information, and Rightmove has no control over the content. This property advertisement does not constitute property particulars. The information is provided and maintained by **Harvey & Ryall, Huddersfield**. Please contact the selling agent or developer directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 or the Home Report if in relation to a residential property in Scotland.

* Average speeds are based on the download speeds of at least 50% of customers at peak time (8pm to 10pm) from packages available on comparethemarket.com. Speed can be affected by a range of technical and environmental factors. The speed you receive where you live may be lower than that listed above. You can check the estimated speed to your property prior to purchasing. Fibre/cable services at your postcode are subject to availability. You can confirm availability on the provider's website. Providers may increase charges. You should have the right to exit your contract without penalty if this happens. The information is provided and maintained by **Decision Technologies Limited**.

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