

8 Bradford Road Huddersfield, HD1 6HY

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 1ST OF MAY 2025 AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. EXCELLENT INVESTMENT OPPORTUNITY. A vacant mixed use development in the popular area of Fartown Huddersfield with plenty of traffic going past this is an ideal location for a successful business. These premises are split into four floors; a shop on the ground floor with storage and toilet facilities on the lower ground floor, To the first and second floors there is a vacant well sized two double bedroom apartment room with a separate lounge, kitchen and a shower room fitted with a three piece suite consisting of a low flush W/c, hand basin and a shower cubicle.

Tenure- Freehold

- FOR SALE BY SHARPES, TRADITIONAL AUCTION - 1ST OF MAY 2025
- GREAT LOCATION IN FARTOWN, HUDDERSFIELD
- FREEHOLD
- A VACANT MIXED USE DEVELOPMENT
- SEPERATE TWO BEDROOM APARTMENT WITH A PRIVATE ENTRANCE
- CALL TO BOOK A VIEWING

Auction Guide Price - £95,000

Description.

Located in the vibrant area of Fartown, Huddersfield, this property at 8 Bradford Road presents an exceptional opportunity for investors and buy-to-let landlords. Set to be auctioned online by Sharpes Auctions on Thursday, 1st May 2025, at 12pm, this mixed-use development is a prime investment prospect.

The property has a great location with significant foot traffic. The ground floor features a spacious shop with storage and toilet facilities located on the lower ground floor.

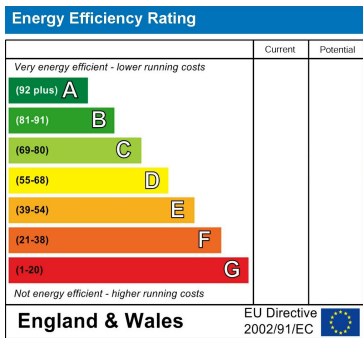
Above the shop, the first and second floors house a well-sized two-bedroom apartment, perfect for residential rental. This apartment has two generous double bedrooms, a separate lounge, and a kitchen. The shower room is fitted with a modern three-piece suite, including a low flush W/C, hand basin, and a shower cubicle with its own separate entrance.

In summary, this property is a rare find in a sought-after location, combining commercial and residential elements that cater to a diverse range of investment strategies. Do

not miss the chance to secure this promising opportunity in Huddersfield.

Solicitors
LCF Solicitors
Ref:- Rosie Beverly

Brochure Prepared
11/04/25



Guide Price: An indication of the seller's current minimum acceptable price auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

MONEY LAUNDERING REGULATIONS 2003
Indenting purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before traveling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from agents.