

FOR SALE

14 Huddersfield Road
Birstall
Batley
WF17 9AA

- Commercial property
- 3,856 ft² (358.21 m²)
- Refurbished to a high standard
- Rear yard
- Sold with vacant possession on completion



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Location

This property is located on the main A62 Huddersfield Road, which gives it great frontage to passing traffic. Birstall is a large settlement in the metropolitan borough of Kirklees, situated between Leeds, Bradford, Huddersfield and Wakefield. It is very close to the M62 motorway and situated approximately 6 miles south-west of Leeds.

Description

The property is a detached building of traditional stone construction, with two principal stories as well as cellars. Internally, the property has recently been refurbished to a high standard. The ground floor benefits from two WC facilities and a kitchenette. The first floor benefits from characterful features, including exposed brick walls and original ceiling beams.

Externally, there is a surfaced forecourt, providing two car parking spaces, whilst to the rear is a useful yard, accessed through an archway between the two halves of the building.

Accommodation

The Total Approximate Internal Floor Area:			
Floor	Description	Size (m ²)	Size (ft ²)
Ground	Offices	43.80	471
Basement	Stores	57.27	616
Ground	Offices	48.90	526
Basement	Stores	57.26	616
First	Offices/studio	129.59	1,395
Mezzanine	Offices/studio	21.39	230
Total approximate GIA		358.21	3,856

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Price

£335,000

Business Rates

The property has been assessed for uniform business rates with a rateable value of £8,100.

Ref: 38433

Mar- 24



EPC

The property's Energy Performance Certificate rating is D (86).

VAT

The price quoted is exclusive of VAT (if applicable).

Legal Fees

Each party to be responsible for their own legal fees incurred in any transaction.

Viewing

For more information, or to book a viewing, please contact the sole letting agent:

Phil Deakin

Direct Line: 01484 477627

Email: phil.deakin@walkersingleton.co.uk

Lily Garside

Direct Line: 01484 477627

Email: lily.garside@walkersingleton.co.uk



Oak House, New North Road, Huddersfield, HD1 5LG

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