

# bramleys

COMMERCIAL

# For Sale

71 & 71a Catherine Street  
Elland  
HX5 0JB

Price:  
£200,000



## MIXED USE PROPERTY

Estimated Rental Income of £16,800 per annum

111.63m<sup>2</sup> (1,200ft<sup>2</sup>)

- Ground floor hot food outlet with separately occupiable first floor flat
- Sold with vacant possession
- Recently renovated to a high standard

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## DESCRIPTION

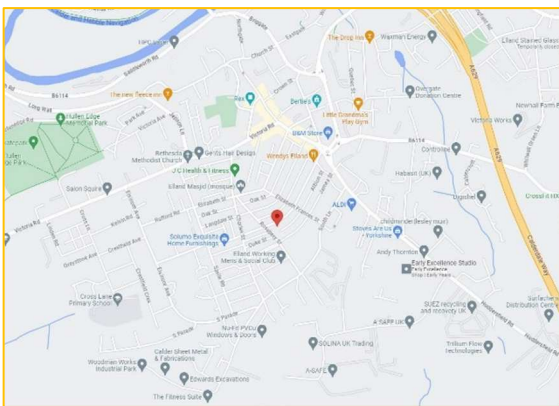
The property comprises a ground floor hot food outlet, extending to 51.63m<sup>2</sup> (555ft<sup>2</sup>) for which planning was granted in 2015 under planning application number 15/00204/FUL. Recently renovated to a high standard, the premises are available for immediate occupation with a shop fit, including commercial kitchen, already undertaken by the current owner.

The first and second floors provide accommodation for a separate self-contained flat extending to 60.00m<sup>2</sup> (645ft<sup>2</sup>). The flat has also been renovated to a high standard as is offered with vacant possession.

## LOCATION

The premises are positioned along Catherine Street in a parade of similar buildings providing a mixture of commercial uses in what is predominantly a residential area on the edge of Elland town centre.

Elland is positioned between Halifax and Huddersfield and is a popular location for residents providing local trade for the independent business community. Elland provides good access to the M62 motorway network at Junction 24 at Ainley Top via the Elland Bypass.



## ACCOMMODATION

■ GROUND FLOOR 51.63m<sup>2</sup> ( 555ft<sup>2</sup>)

Including:  
Sales Area  
Kitchen  
WC

■ FIRST & SECOND FLOORS 60.00m<sup>2</sup> ( 645ft<sup>2</sup>)

Including:-  
One/Two Bedroom Living Accommodation  
Bathroom  
Kitchen

**TOTAL FLOOR AREA 111.63m<sup>2</sup> (1,200ft<sup>2</sup>)**

**PRICE**  
£200,000

**TENURE**  
Freehold

**RATEABLE VALUE & UNIFORM BUSINESS RATE**  
To be assessed.

**COUNCIL TAX**  
To be confirmed.

**VIEWING**  
Contact the sole agents

George Aspinall  
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Jonthan Wilson BSc (Hons) MRICS  
[Jonathan.wilson@bramleys1.co.uk](mailto:Jonathan.wilson@bramleys1.co.uk)

**VAT**  
VAT is not chargeable on the property.

**EPC ASSET RATING**  
Commercial: D  
Residential: C.

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## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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