

# bramleys

COMMERCIAL

# For Sale

46 Westgate  
Cleckheaton  
BD19 5EY

Price  
£195,000



## MIXED RETAIL AND RESIDENTIAL PROPERTY Available with Vacant Possession

197.41m<sup>2</sup> (2,125ft<sup>2</sup>)

- Vacant retail accommodation with double fronted display
- 2 Bedroom living accommodation to first floor
- Single storey workshop to rear
- Well positioned on the edge of Cleckheaton town centre with off road car parking to the front

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## DESCRIPTION

The property comprises a two storey stone built terrace positioned to the rear of a courtyard and providing ground floor sales accommodation extending to 78.87m<sup>2</sup> (849ft<sup>2</sup>). The accommodation includes a single storey detached store/workshop within the yard to the rear.

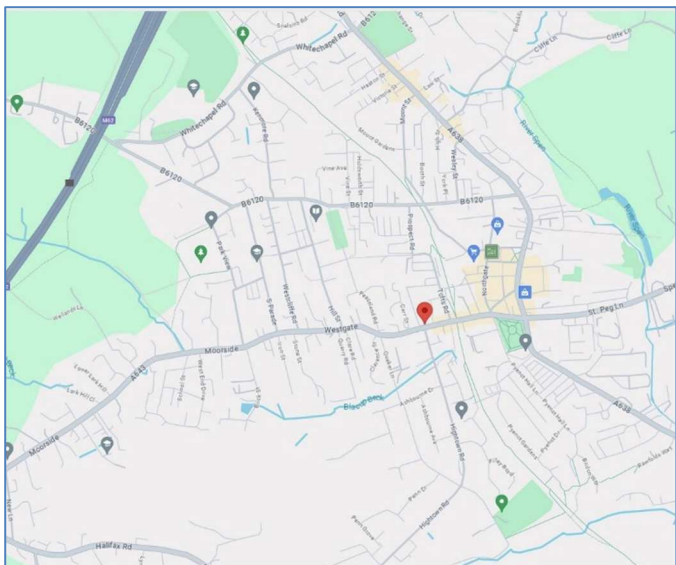
To the first floor is a large 2 bedroom flat which is currently vacant, and was most recently occupied under an assured shorthold tenancy at a rent of £450 pcm (£5,400 per annum).

The property provides an excellent opportunity for an owner occupier to acquire premises for their own use, or for an investor to acquire mixed commercial and residential premises in a prominent location having the benefit of on-site car parking and with the prospect of some future development potential.

## LOCATION

The property is located to the rear of a courtyard which fronts onto Westgate on the edge of Cleckheaton town centre. It is a prominent location at the end of Hightown Road and benefits from being visible to high levels of passing vehicular traffic. It is within walking distance of Cleckheaton town centre along the A643 and is close to the town's bus station.

Cleckheaton is a market town offering a wide range of local amenities, having good communication links to Huddersfield and Bradford and being convenient for Junctions 25 and 26 of the M62 motorway network.



## ACCOMMODATION

■ GROUND FLOOR	
Sales Area with Store	78.87m <sup>2</sup> (849ft <sup>2</sup> )
Outside WC	
Workshop	28.03m <sup>2</sup> (302ft <sup>2</sup> )
■ FIRST FLOOR	
Flat with kitchen, bathroom, living room & 2 bedrooms	90.51m <sup>2</sup> (975ft <sup>2</sup> )
<b>Total</b>	<b>197.41m<sup>2</sup> (2,125ft<sup>2</sup>)</b>

## ASKING PRICE

£195,000

## RATEABLE VALUE

Shop Premises £10,250

## COUNCIL TAX

1<sup>ST</sup> Floor Flat – Band A

## SERVICES

The property has mains electricity, water and sewer drainage. There is a gas supply connected to the flat. The store does not have any services connected.

## TENANCIES

The property is being sold with vacant possession.

## TENURE

Freehold. Title No. WYK350190.

## VIEWING

Contact the sole agents

Jonathan J Wilson BSc(Hons) MRICS

[Jonathan.wilson@bramleys1.co.uk](mailto:Jonathan.wilson@bramleys1.co.uk)

George Aspinall

[George.Aspinall@bramleys1.co.uk](mailto:George.Aspinall@bramleys1.co.uk)

## VAT

VAT is not chargeable on the property or rent.

## EPC ASSET RATING

Commercial EPC Rating B

Residential EPC Rating E

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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 in situ 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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