

**1a & 1b Radcliffe Road
Milnsbridge
Huddersfield
HD3 4LX**

**Price:
£150,000**



2 ADJACENT SINGLE STOREY WORKSHOP UNITS

143.50m² (1,544ft²)

- 2 Adjoining units each having independent loading doors
- Positioned in an established industrial location on the edge of Milnsbridge centre
- Suitable for occupation by a single business or separate occupation, subject to requirements
- Having the benefit of mains water and electricity

DESCRIPTION

The property comprises 2 workshop buildings which are detached and end of terrace respectively, occupied as store, workspace and offices.

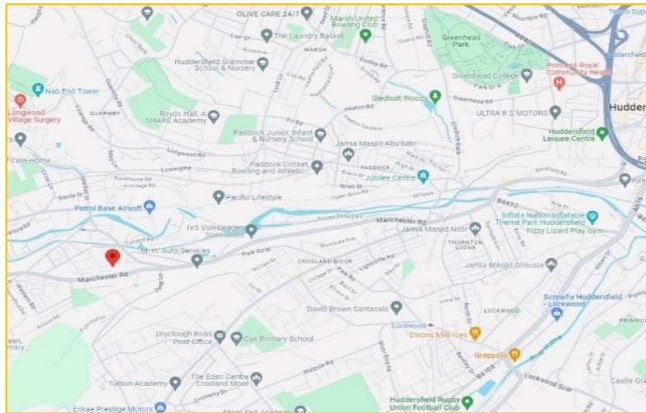
The buildings are constructed of stone and brick, both having flat roofs and overall extend to 143.5m² (1,544ft²).

1a Radcliffe Road extends to 53m² (570ft²), and 1b Radcliffe Road extends to 90.5m² (974ft²).

LOCATION

The property is positioned along Radcliffe Road between other commercial buildings and adjoining residential. It is a short distance from Manchester Road, which connects Huddersfield with all areas of the Holme Valley.

Milnsbridge is a popular commercial and industrial area approximately 3 miles to the west of Huddersfield, and the property is well positioned for small workshop units of this nature.



ACCOMMODATION

GROUND FLOOR

Workshop 1	53.00m ² (570ft ²)
Workshop 2	90.50m ² (974ft ²)
Including:- Workshop, Office & Kitchen	

Total 143.50m² (1,544ft²)

OUTSIDE

There is off-road car parking to the front of each of the buildings and on-street car parking along Radcliffe Road.

PRICE
£150,000

TENURE
Freehold

RATEABLE VALUE & UNIFORM BUSINESS RATE
1a & 1b Radcliffe Road - £6,300.

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/£ (2023/24).

VIEWING
Contact the sole Agents.

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SERVICES
The property has electricity and water connected. There is no gas supply.

VAT
VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: 1a – C Rating; 1b – D Rating.

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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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