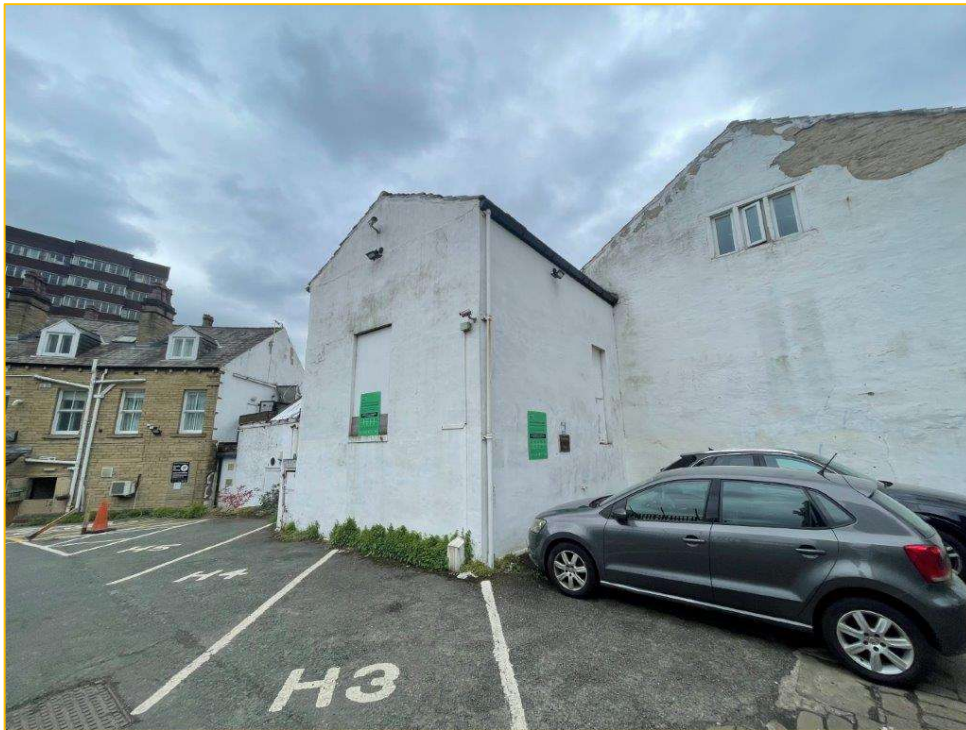


**The Cottage
Beast Market
Huddersfield
HD1 1QF**

**Price: OIRO
£60,000**



CONVERSION OPPORTUNITY

- The property comprises a two storey former store with full planning consent for conversion into a single residential unit, which has commenced and the first inspection completed by building control (2021/EFP/02396/W).
- The property is well positioned within the centre of Huddersfield within walking distance of amenities, including the bus and train stations.

DESCRIPTION

The property comprises a two-storey brick built property which is cement rendered and constructed under a pitched slate covered roof. Part of the property is a flying freehold with timber framed Perspex sheet covered roof.

The property benefits from full planning consent for conversion into a single residential dwelling, with the scheme having been commenced and first inspection by building control completed (2021/EFP/02396/W).

The sale of the property includes a single car parking space.

LOCATION

Huddersfield is a large town in England with a population of 141,692 and is the administrative centre of the Kirklees Local Authority. It has good communication links, being approximately 3 miles from the M62 motorway access at Outlane and Ainley Top (junctions 23 and 24), and is also approximately 11 miles from junction 38 of the M1 motorway.

The property is well positioned to the south of Huddersfield town centre close to the Kingsgate Shopping Centre and near to the Huddersfield University campus.

ACCOMMODATION

GROUND FLOOR

First Floor 55.1m² (592ft²)

plus Lower Level

OUTSIDE

The property benefits from a single car parking space.

PRICE

Offers in excess of £60,000.

TENURE

Freehold

RATEABLE VALUE & UNIFORM BUSINESS RATE

£tba

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/54/6p/£ (2024/25).

VIEWING

Contact the sole Agents.

George Aspinall
George.aspinall@bramleys1.co.uk
01484 558235

Jonathan J Wilson BSc(Hons) MRICS
Jonathan.wilson@bramleys1.co.uk

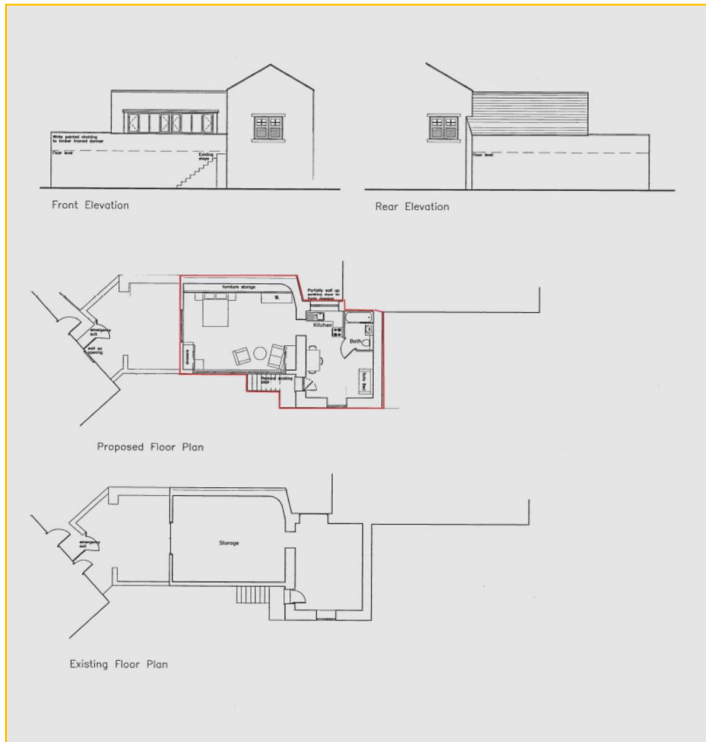
SERVICES

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: TBC



bramleys.com/commercial

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

14 St Georges Square

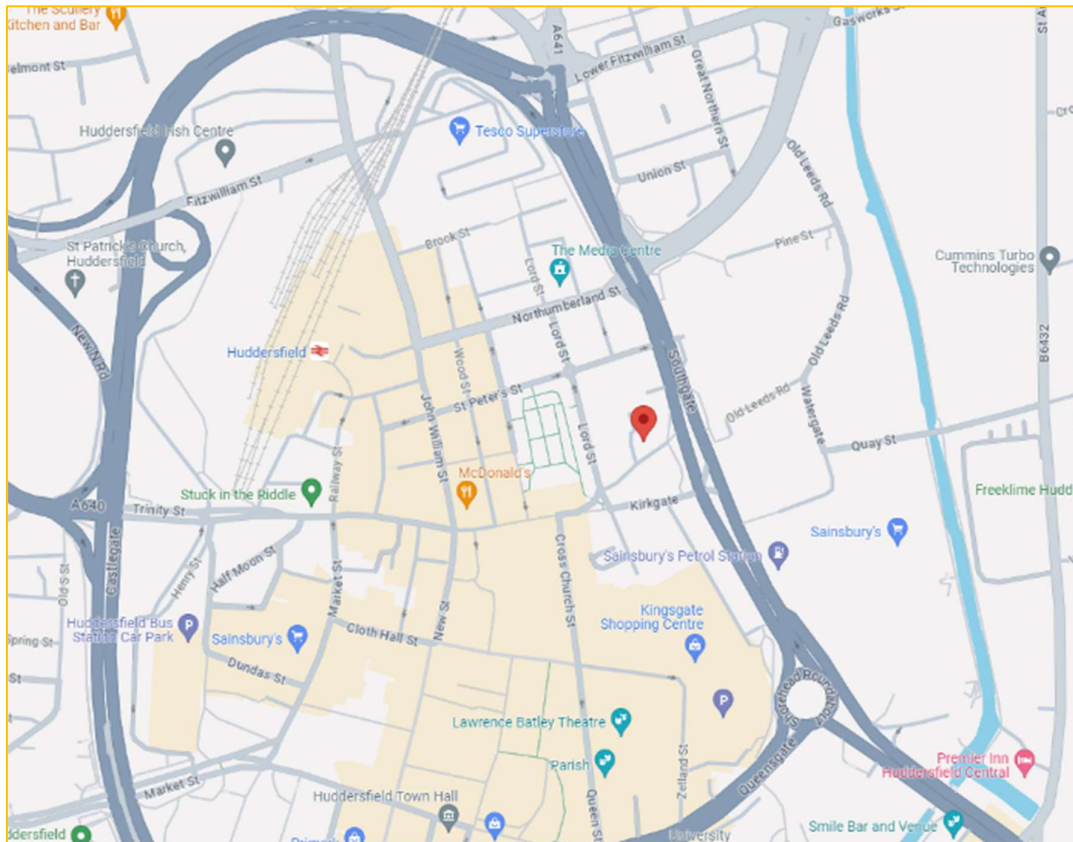
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t: 01484 530361

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