

bramleys

COMMERCIAL

For Sale

**1 Carr Street &
58 Luck Lane
Marsh
Huddersfield HD1 4QU**

**Asking Price:
£145,000**



MIXED COMMERCIAL AND RESIDENTIAL INVESTMENT OPPORTUNITY

Generating £11,920 per annum

- Ground floor retail unit occupied as a barber shop
- 2 Bedroom self-contained living accommodation above
- Positioned on the corner of Carr Street and Luck Lane on the edge of Marsh district centre
- Benefiting from good passing vehicular traffic

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DESCRIPTION

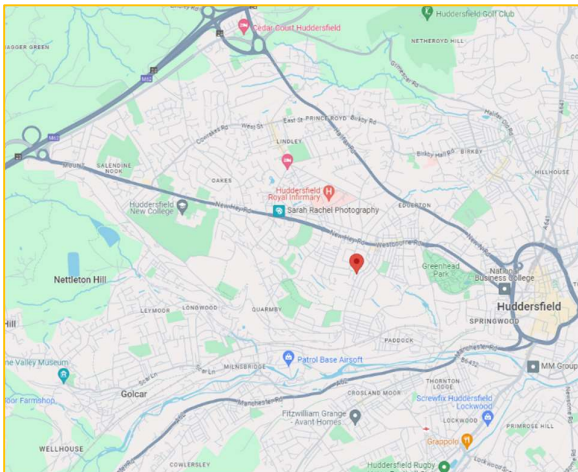
The property comprises a three storey end of terrace property which provides a retail unit to the ground floor fronting onto Luck Lane and currently occupied under a commercial lease as a barber shop. The upper floors provide self-contained 2 bedroom living accommodation with an independent access via Carr Street.

The property is fully tenanted and generates an annual rental income of £11,920.

The availability of the property presents an excellent opportunity to acquire mixed commercial and residential investment premises in a popular location which benefits from good demand for both retail and residential property.

LOCATION

The property is situated in the suburban district of Marsh approximately 1.5 miles to the west of Huddersfield town centre. This is a popular residential and commercial location with a recognized commercial centre concentrated along Westbourne Road to the north of the property.



ACCOMMODATION

Lower Ground Floor

Sales Area & Stores 22.07m² (238ft²)
Basement Area accessed via Carr Street 8.88m² (96ft²)

Ground Floor

Living Room & Kitchen 18.14m² (196ft²)

First Floor

2 Bedrooms & Bathroom 14.83m² (160ft²)

NET INTERNAL FLOOR AREA 63.92m² (690ft²)

OUTSIDE

There is a small forecourt to the front of the retail property fronting onto Carr Street.

ASKING PRICE

£145,000

TENURE

Freehold

COUNCIL TAX

Band A.

RATEABLE VALUE

£4,900.

SERVICES

The property benefits from mains gas, water, electricity and sewer drainage. The residential and commercial units have independent connections for each supply.

TENANCIES

Copies of the tenancy agreements are available for inspection at the Agents office.

VIEWING

Contact the agents

Jonathan J Wilson BSc(Hons) MRICS

Jonathan.wilson@bramleys1.co.uk

VAT

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

EPC ASSET RATING:

1 Carr Street - E.

58 Luck Lane – 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

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