



## Vacant Office Unit

Ref: 5416985

53-55 Bradford Road, Cleckheaton, BD19 3LB

Freehold: £365,000 - Offers Invited

- Vacant office unit
- Scope for retail or development (STPP)
- Six room bed-sit
- Free parking
- Busy main road location
- Energy Rating E



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## Description

This is a former Funeral Services office with a six bedroom bedsit. It is on the main road leading into the town centre and has free parking.

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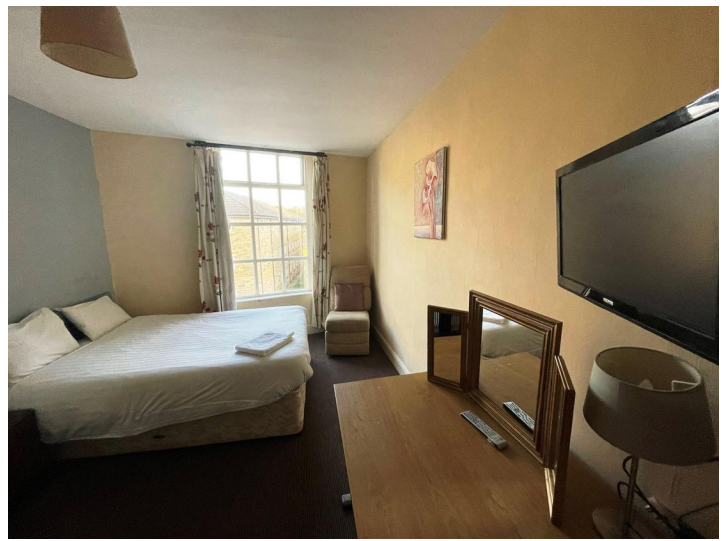
## Location

Cleckheaton is a town in the Metropolitan borough of Kirklees, in West Yorkshire. It has great motorway links to the M62 and M1, it is a central location with easy access to Bradford, Leeds and Manchester.

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## Internal Details

The bed sit is set over three floors, with one single, three twin and two double rooms, all en suite. There is a kitchen and a reception area. The former funeral services area is L shaped and has two offices and a kitchenette.



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## The Opportunity

This is a great opportunity for a developer, retailer or for alternative use, subject to planning consent. The six bedsits are let out to local workers ad-hoc and there is scope to turn the office into a retail unit, subject to planning. A hotel operator could also develop this site into a profitable business.

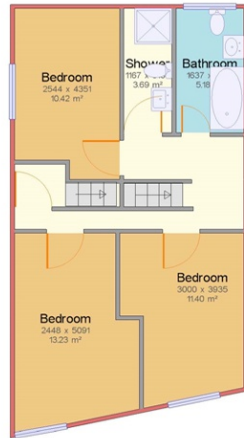
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## Business Rates

Our client informs us that no business rates are payable.

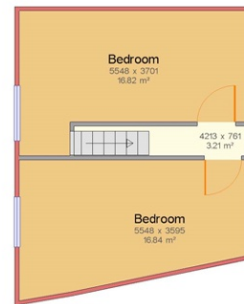


Gross internal area: 57.04 m<sup>2</sup> (613.9 ft<sup>2</sup>)



1st Floor

Gross internal area: 37.92 m<sup>2</sup> (408.2 ft<sup>2</sup>)



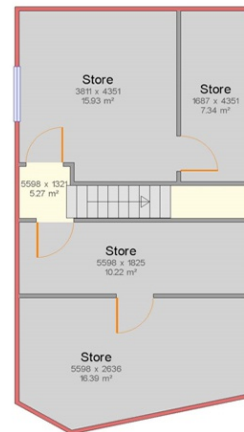
2nd Floor

Gross internal area: 97.14 m<sup>2</sup> (1045.6 ft<sup>2</sup>)



Ground Floor

Gross internal area: 57.30 m<sup>2</sup> (616.8 ft<sup>2</sup>)



Basement

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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Anthony Meadowcroft

Business Agent (Retail)

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E:[anthony.meadowcroft@christie.com](mailto:anthony.meadowcroft@christie.com)

Leeds



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