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Lidget Street, Lindley Huddersfield,

Offers in the region of
£290,000

Positioned centrally within the popular village of Lindley, surrounded by existing retail and service providers and fronting onto Lidget Street, is this commercial investment opportunity which is offered with vacant possession. The ground floor comprises a large, light and bright reception/retail showroom with a similar sized rear dressing/consultation area. A side entrance door gives separate access to a staircase leading up to what was a one-bedroom flat. The bedroom and shower room remain but the former living kitchen positioned to the front has had the units/appliances removed and has been made into a workshop/studio area for the former business.

**Lidget Street, Lindley
Huddersfield,**

Floorplan



Ground Floor

First Floor

Total floor area 83.1 sq.m. (895 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Lidget Street, Lindley Huddersfield,

Details



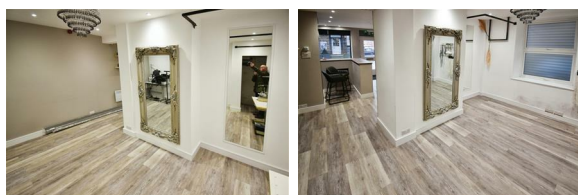
Reception/Retail Showroom

Fronting onto Lidget street, this is a good-sized light and bright space with a central door and large windows on either side, all with security roller shutters. Internally, there is a built-in counter, downlighting and electric heater.



Dressing/Consultation Area

A similar sized room positioned to the rear with side window incorporating a recessed dressing area. There is an electric heater and access to the side lobby with the staircase up to the floor above.



Side Lobby

The lobby has a separate access door with roller shutter which can be accessed from the courtyard area to the side. Within the lobby on the right hand side, access can be gained into the ground floor space but could easily be blocked off. The staircase then rises to what was the former apartment.

First Floor Shower Room

This has a shower cubicle with electric shower, wash hand basin and low-level WC. There is a side window, plumbing for an automatic washer and an electric heater.



Lidget Street, Lindley Huddersfield,

Details



Store Room/Former Bedroom

Originally the bedroom for the flat, this space is now utilised as a useful store area/stockroom. It has a side window and an electric heater.



Studio/Workshop/Former Living Kitchen

Positioned to the front of the property and with identical dimensions to the retail area below, this is a light and bright room with twin windows to the front elevations and two electric heaters. The former business utilised this area as a workshop/studio area, but it was the original living kitchen to the apartment. The former fitted units and appliances have been removed, but could be reinstated if required by new owners.



Lidget Street, Lindley Huddersfield,

Directions

