



BOULTONS



£155,000

Market Street Milnsbridge Huddersfield HD3 4ND

27 Market Street, Milnsbridge, Huddersfield, HD3 4ND

This recently renovated retail premises occupies a prominent location at the centre of Milnsbridge, Huddersfield. The premises offer a refurbished ground floor shop unit with basement kitchen and storage areas. A separate ground floor entrance lobby leads to the extensive first floor office accommodation.

The property has a gas fired central heating, is fully fire alarmed and has an automatic security shutter to the shop.

GROUND FLOOR

SALES SHOP

17'2" x 13'7" plus 14'1" x 5'10" (5.25m x 4.15m plus 4.3m x 1.8m)

LOWER GROUND FLOOR

STAFF ROOM/KITCHEN AREA

8'10" x 7'6" (2.7m x 2.3m)

With a range of fitted units, storeroom, 2 WCs

OFFICE ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

FIRST FLOOR

LANDING WITH STORE CUPBOARDS

OFFICE 1

12'7" x 8'10" (3.85m x 2.7m)

KITCHEN

13'5" x 9'0" max (4.1m x 2.75m max)

With range of fitted units

SHOWER ROOM WITH W.C

OFFICE 2

12'5" x 9'8" (3.8m x 2.95m)

OFFICE 3

16'2" x 8'8" max (4.95m x 2.65m max)

OFFICE 4

9'8" x 8'10" (2.95m x 2.7m)

With separate W.C

OFFICE 5

12'3" x 6'2" together with 12'3" x 7'8" max (3.75m x 1.9m together with 3.75m x 2.35m max)

OFFICE 6

12'5" x 7'0" (3.8m x 2.15m)

STORE

12'7" max x 7'4" max (3.85m max x 2.25m max)

SERVICES

All mains services are connected. A gas fired central heating system is installed (not tested).

The property is fully fire alarmed.

RATEABLE VALUE

£7,800 (1 April 2023 to present)

VIEWINGS

By arrangement with Boultons Chartered Surveyors.

EPC

103 E

Directions