



Market Street

Milnsbridge, Huddersfield, HD3 4HY

Asking Price £90,000



If you have ever sat at the lights in the centre of Milnsbridge you have looked at this shop front. Located in the main parade of shops surrounded by other independent businesses and retailers along with a large supermarket chain just across the road. Large display windows front the building at ground floor level with the main shop beyond plus a keeping cellar at lower ground floor level along with a kitchen, w.c and office area at first floor. Previously granted permission namely CHANGE OF USE FROM FIRST FLOOR STORE OVER SHOP TO FLAT (WITHIN A CONSERVATION AREA) under application number 2008/62/90479/W1 may provide alternative options for the next owners and gives some diversification to the potential income streams available in the future. A new application would be required to be compliant.



SUMMARY

ACCOMMODATION

MAIN RETAIL AREA 17'7" x 25'6" (5.38m x 7.79m)

With electric heating panels, two large glazed display windows and a centrally positioned access door. There are storage niches and display shelving to a number of the walls along with internal doors which lead to the steps rising to the first floor and a cellar head area with a internal lobby where there is a tap then another door leading down to the cellar area. Positioned to the rear elevation is the fire escape door and concealed within a cupboard unit is the fuse board and electricity meter.

LOWER GROUND FLOOR CELLAR 14'8" x 14'11" average (4.48m x 4.55m average)

With a stone keeping table, former coal store, stone sink and stone flagged floor.

AGENTS NOTES

Please be very careful when descending down the steps to the cellar as access is quite difficult.

FIRST FLOOR

STAFF KITCHEN, rear 15'5" x 7'9" (4.71m x 2.38m)

Fitted with base level cupboard unit incorporating worktops and two stainless steel inset sink units, part tiled splashbacks. A uPVC double glazed window is positioned to the gable end of the property, electric radiator.

WC 8'7" x 6'2" (2.64m x 1.88m)

Fitted with a low flush wc and pedestal hand wash basin, mirror fronted medicine cupboard, Velux roof light, extraction, electric radiator.

OFFICE/STORE ROOM 17'6" x 27'6" max or 20'10" min (5.34m x 8.4m max or 6.37m min)

Fitted shelving/racking, three bays, desk/worktop and two timber framed double glazed windows to the front elevation, two electric radiators, loft hatch allowing access to the roof void (not inspected at the time of our appraisal).

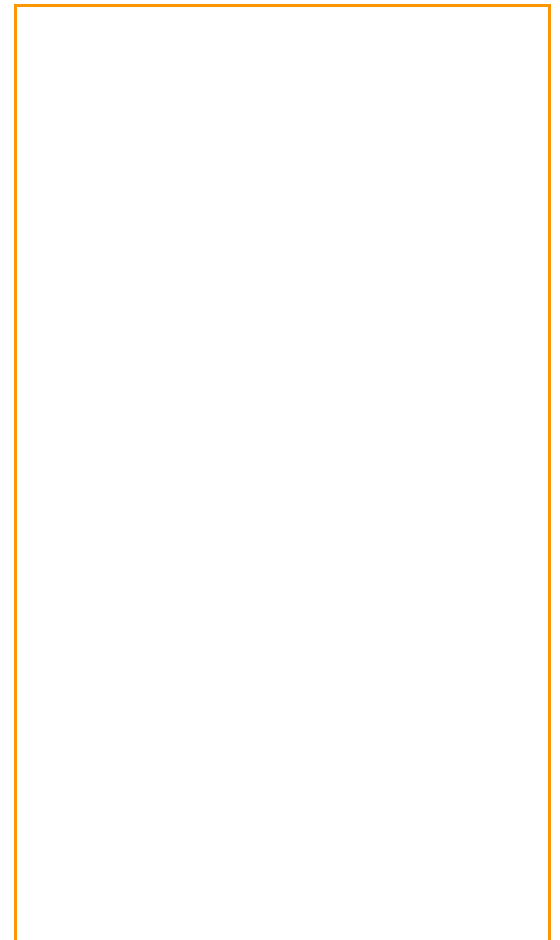
SOLICITOR

The vendor will be using Peter Foxall from Holden Smith Solicitors. 01943725375

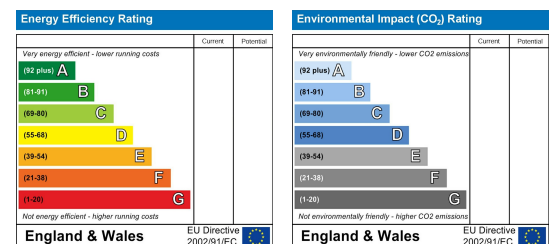
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.