

bramleys

COMMERCIAL

For Sale

Galloway House
241-243 Leeds Road
Huddersfield HD1 6NS

Asking Price:
£525,000



SUBSTANTIAL COMMERCIAL BUILDING

488.66m² (5,260ft²)

Plus Basement Stores

188.77m² (2,032ft²)

- Substantial showroom premises with warehouse, stores & offices
- Prominent position fronting Leeds Road (A62) a short distance from Huddersfield town centre
- On-site car parking to the front and rear
- Potential for conversion, subject to planning

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DESCRIPTION

The property comprises a substantial former Cooperative building which provides commercial accommodation over 2 levels, with a ground floor showroom and warehouse, and first floor stores and offices. Overall, the accommodation extends to 488.66m² (5,260ft²) plus basement stores extending to 188.77m² (2,032ft²).

The property has most recently been used as an electrical goods showroom and has excellent frontage onto the A62 Leeds Road. It is a substantial stone-built property under a double pitched stone slate covered roof.

In addition to the ground and first floors, the property includes compartmentalized basement accommodation providing additional storage for the substantial showroom.

To the front of the property there is off-road car parking with full vehicular access over the footpath. There is also off-road car parking to the rear of the building which would suit the continuation of its commercial use, in addition to conversion into multiple commercial or residential units, subject to planning.

LOCATION

The property is prominently positioned fronting Leeds Road (A62), one of the main arterial roads serving Huddersfield town centre.

It has an extensive frontage onto the main road which connects Huddersfield town centre with Junction 25 of the M62 motorway network at Brighouse.

Leeds Road is regarded as Huddersfield's primary industrial, retail and trade counter location and accommodates the Leeds Road Retail Park, John Smiths Stadium and occupiers including B&Q, McDonalds, KFC and a BMW showroom.

The property adjoins a mixture of commercial and residential property and has access to the rear via a side road leading to the off-road car parking which is included with the property.

ACCOMMODATION

LOWER GROUND FLOOR

Basement Stores 188.77m² (2,032ft²)

GROUND FLOOR

Sales Area, Entrance, Loading Bay and Rear Lobby 256.78m² (2,764ft²)

FIRST FLOOR

Stores, Kitchen, Workshops & Office 231.88m² (2,496ft²)

TOTAL 677.44m² (7,292ft²)

OUTSIDE

The property benefits from off road car parking to the front of the property with full vehicular access over the footpath in addition to off road car parking to the rear.

ASKING PRICE

£525,000

TENURE

Long leasehold for a term of 999 years from 25/3/1873.

RATEABLE VALUE

£26,750

UNIFORM BUSINESS RATE

55.5p/£ (2025/26)

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

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George Aspinall

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VAT

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

EPC ASSET RATING: B.

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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

14 St Georges Square

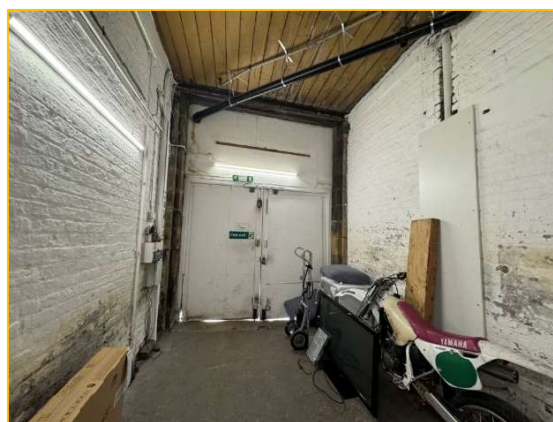
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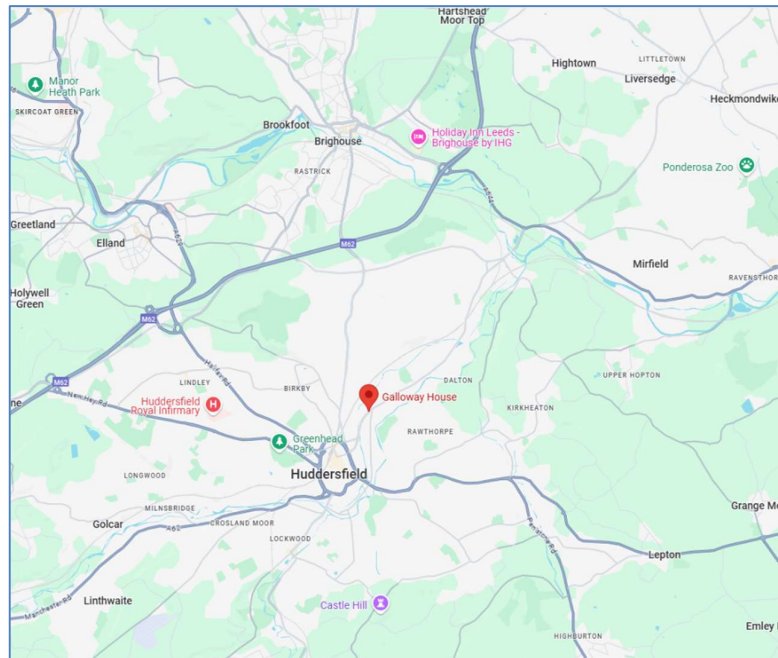
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