

bramleys
COMMERCIAL

For Sale

**1 Lord Street
Huddersfield
West Yorkshire
HD1 1QA**

**Asking Price:
£500,000**



**TOWN CENTRE COMMERCIAL BUILDING
WITH PLANNING PERMISSION FOR CONVERSION INTO
12 APARTMENTS
503.07m² (5,422ft²)**

- Previously used as multi-occupied offices with a commercial unit to the ground floor
- Attractive ashlar stone return frontage with excellent natural light
- Prominent corner position

• RETAIL/COMMERCIAL/RESIDENTIAL CONVERSION •

DESCRIPTION

The property comprises a 4 storey attractive stone built office building which has been in multi-occupancy for many years.

Each of the upper floors provides an individual office suite accessed off a shared staircase which has lift access to the upper floors. The ground floor provides a predominantly open plan commercial unit which has good prominence onto Lord Street and Beast Market.

The property is available with the benefit of planning permission for conversion into 12 apartments. Consent granted under application numbers 2024/92938 and 2025/62/90104/W.

LOCATION

The property is well positioned to the eastern extreme of the town centre within the Ring Road, a short walk from Huddersfield Railway Station and near the Kingsgate Shopping Centre. It is also positioned within walking distance of the University of Huddersfield.

Huddersfield has a population of circa 142,000 as at the 2021 census and is positioned between Leeds and Manchester with excellent access to these cities along the M62 motorway network which can be accessed at Junctions 23, 24 & 25, in addition to being accessible for the M1 motorway network at Junction 41.

Huddersfield is also commutable by railway to Manchester to the west and Leeds to the east along the TransPennine Line.



ACCOMMODATION

GROUND FLOOR	157.20m ² (1,692ft ²)
FIRST FLOOR	141.30m ² (1,521ft ²)
SECOND FLOOR	166.20m ² (1,789ft ²)
THIRD FLOOR	39.00m ² (420ft ²)

TOTAL FLOOR AREA 503.70m² (5,422ft²)

PROPOSED ACCOMMODATION

Floor	Accommodation	m ²	ft ²
Ground	1 one bedroom apt. 1 studio apt. 1 two bedroom apt.	157.20	1,692
First	3 one bedroom apts. 1 studio apt.	141.30	1,521
Second	3 one bedroom apts. 1 studio apt.	166.20	1,789
Third	1 one bedroom apt.	39.00	420
Total Floor Area		503.70	5,422

ASKING PRICE

£500,000

TENURE

Long Leasehold

RATEABLE VALUE

Ground Floor	£12,000
First Floor	£13,000
Second Floor	£16,000

UNIFORM BUSINESS RATE

55.5p/£ (2025/26)

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS
Jonathan.wilson@bramleys.com

George Aspinall
George.aspinall@bramleys.com

SERVICES

The property has mains gas, electricity, water and sewer drainage.

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: tbc

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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 in situ 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

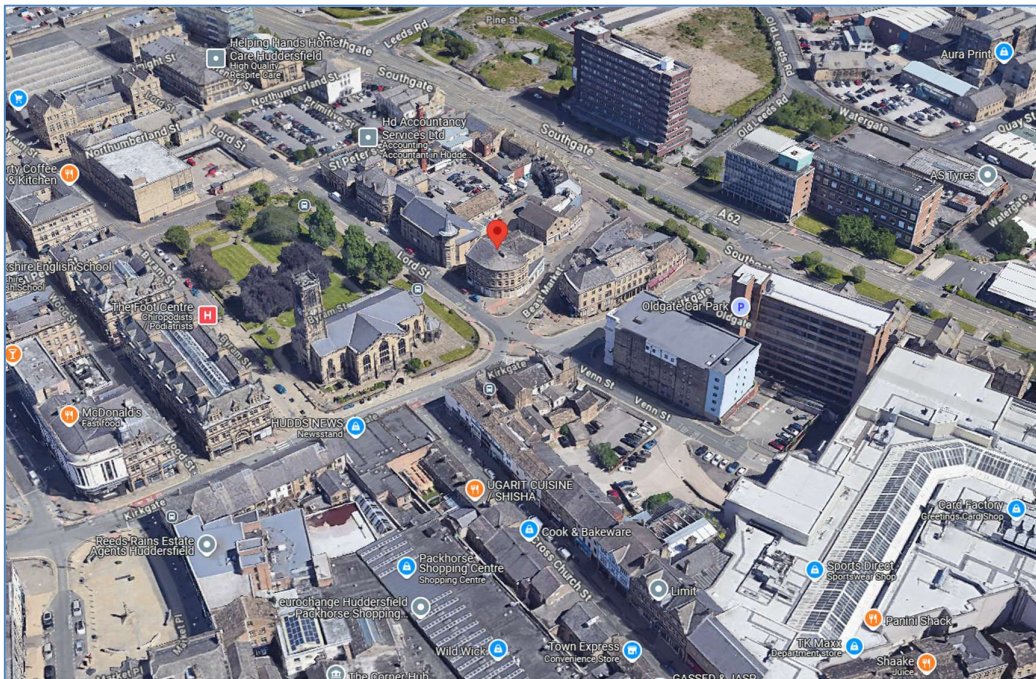
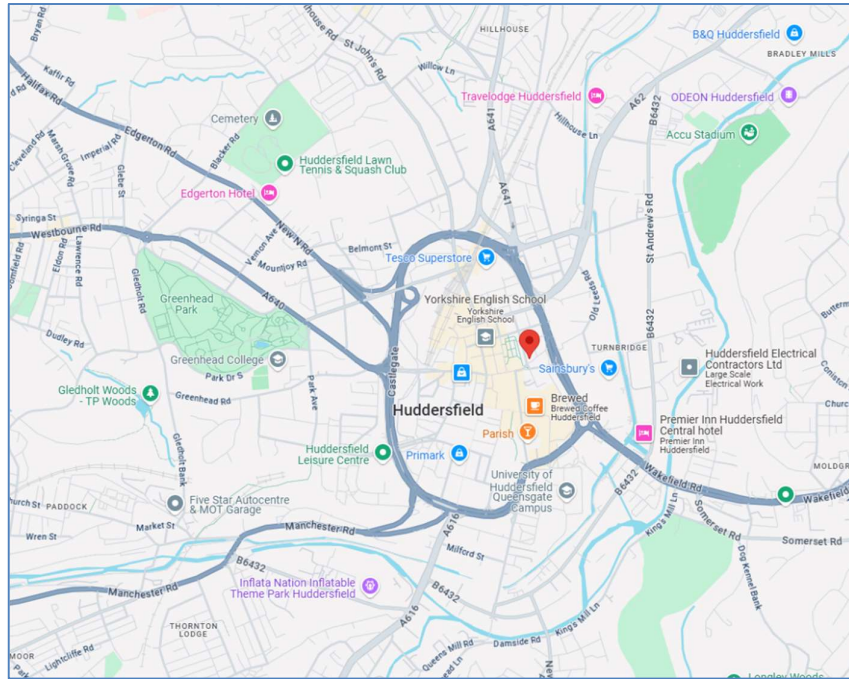
Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

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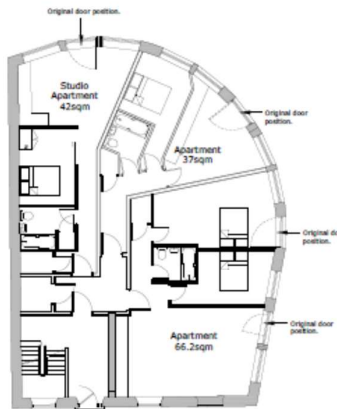
Proposed Side Elevation
1:100



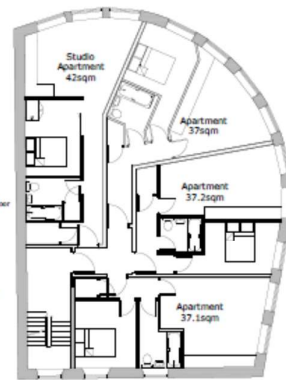
Proposed Front elevation
1:100



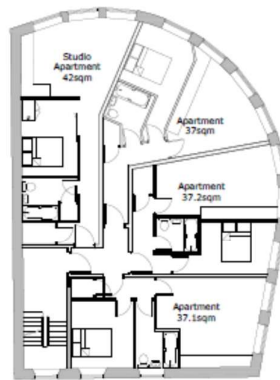
Proposed Side Elevation
1:100



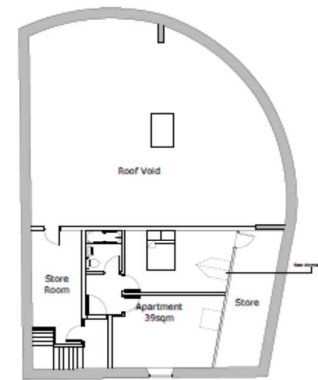
Proposed Ground Floor Plan
1:100



Proposed First Floor Plan
1:100



Proposed Second Floor Plan
1:100



Proposed Third Floor Plan
1:100

General Notes:

- Do not scale from this drawing.
- All dimensions are to be checked and confirmed on site prior to any ordering of materials or structural elements.
- Unless stated otherwise, this drawing has been produced for planning and building regulations only and should not be used for construction.
- If applicable, property owners to ensure that all party wall act agreements are in place prior to commencement of works if in doubt, ask.
- Client and Contractor to be aware of the relevant and current CDM 2015 Regulations. Domestic Client duties to be delegated to the contractor (Single contractor schemes) or "Principal Contractor" for projects with more than one contractor.
- Drawings are to be read in conjunction with all pre-construction information, planning approval, documentation and relevant structural drawings/calculations. Any structural information indicated on these architectural drawings is for indicative purposes only.

Rev.	Description	Date
1	Client: London Properties 1 Lord Street, Huddersfield, HD1 1QA	
2	Project: Proposed Internal Alterations - Apartments	
3	Title: Proposed Floor Plans & Elevations	
4	Status: Planning	
5	Scale: 1:100 @ A1	Date: Jul 2024
6	Draw No: 24143_P_104	Author: JAB Check: JAB