

**350 Huddersfield Road
Mirfield
West Yorkshire
WF14 9DQ**

**Price:
£265,000**



SUBSTANTIAL COMMERCIAL BUILDING
344.85m² (3,712ft²)

- Ground floor showroom with workshop to the first floor
- Good display frontage
- Prominent main road position
- On-Street car parking to the front
- Redevelopment/conversion
- May let

DESCRIPTION

The property comprises a substantial stone built detached property which is constructed under a pitched slate covered roof and provides ground floor sales accommodation with first floor stores and workshop.

The first floor has ground level access to the rear with loading doors into an internal loading bay.

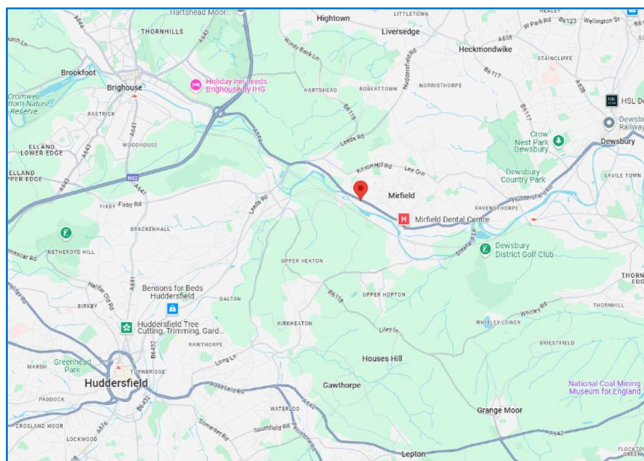
The property has been occupied as an upholsterers for in excess 20 years and is available to buy with vacant possession.

The property would suit an owner occupier, investor or developer seeking to convert all or part of the property into multiple commercial or residential units. A letting of the property would also be considered.

LOCATION

The property is located on the main Huddersfield Road on the edge of Mirfield town centre in a position which benefits from high levels of passing vehicular traffic. It is an area which is accessible for Junction 25 of the M62 motorway network at Brighouse.

Mirfield also benefits from a train station on the Transpennine Line connecting the town with Leeds, Huddersfield and Manchester.



ACCOMMODATION

GROUND FLOOR

Sales Area 120.12m² (1,293ft²)

FIRST FLOOR

Sale/production Area 127.28m² (1,370ft²)

Stores with Loading Access to Rear 97.45m² (1,049ft²)

TOTAL 344.85m² (3,712ft²)

ASKING PRICE

£265,000

ASKING RENT

£16,000 per annum

TENURE

Freehold.

RATEABLE VALUE

£10,500

UNIFORM BUSINESS RATE

49.9p/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.

REFERENCES

Prospective Tenants are required to be referenced. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

EPC ASSET RATING: E.

bramleys.com/commercial

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

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