

bramleys

COMMERCIAL

For Sale

242 Oxford Road
Gomersal
Cleckheaton
BD19 4RE

Asking Price:
£185,000



COMMERCIAL INVESTMENT/DEVELOPMENT OPPORTUNITY

ERV: £21,600 per annum

- 5 Commercial units within a former residential dwelling
- Potential for conversion into residential use
- 1 Unit currently let, with 4 vacant units ready for occupancy

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DESCRIPTION

The property comprises a two storey stone built commercial property which has been converted from a residential dwelling. The property has been configured to have a communal lobby/waiting room/reception with 3 units on the ground floor and 2 units on the first floor. The property benefits from having communal toilets and kitchen.

The ground floor includes a lobby area/Room 1, communal kitchen, toilets and two units towards the rear of the property with a back garden.

The upper floor also has a toilet with two separate units, one of which is currently let.

The property would be attractive to an investor looking to fully let the property at an attractive yield of 10.4% or someone looking to owner occupy part of the property whilst receiving a rental income from the other units. Furthermore, the property has the potential to be converted back into a residential home or two apartments subject to planning.

The vendor is selling due to retirement.

The property is well positioned between Cleckheaton and Birstall allowing access to Junction 26 and Junction 27 of the M62 motorway network and has the benefit of good frontage onto Oxford Road.

LOCATION

The property is positioned in a busy main road location and presents an excellent opportunity for investors to acquire premises in a good position in close proximity to Cleckheaton town centre and close to Junction 26 and 27 of the M62 motorway network, providing good connectivity to Leeds and Manchester.

This is an excellent location for commercial use, having a large residential community in the surrounding areas of Cleckheaton, Birkenshaw, Gomersal, Wyke and further afield.

ACCOMMODATION

STOREY	AREA	Square Metre	Square Foot
Ground Floor	Shared Reception Area / Room 1	11.15m ²	120ft ²
	Room 2	11.15m ²	120ft ²
	Room 3	15.14m ²	163ft ²
	Communal kitchen WC		
First Floor	Room 4	13.75m ²	148ft ²
	Room 5	19.60m ²	211ft ²
	WC		

ASKING PRICE

£185,000

OUTSIDE

The property benefits from a rear garden and plenty of on street car parking at the front.

TENURE

Freehold.

RATEABLE VALUE & UNIFORM BUSINESS RATES

Ground Floor £3,700

Part 1st Floor £1,425

Part 1st Floor £1,350

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p (2025/26).

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

Jonathan.wilson@bramleys.com

Sheraz Muhammad

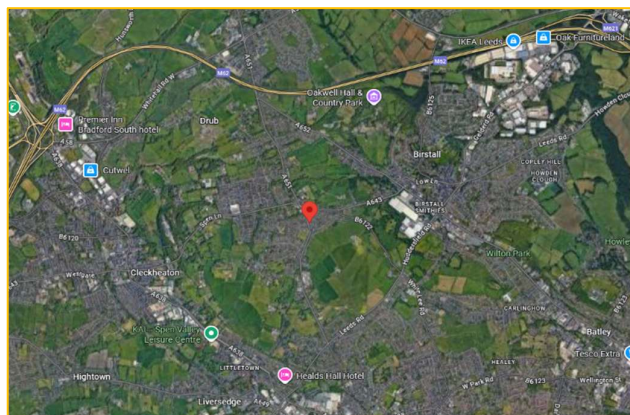
Sheraz.Muhammad@bramleys.com

VAT

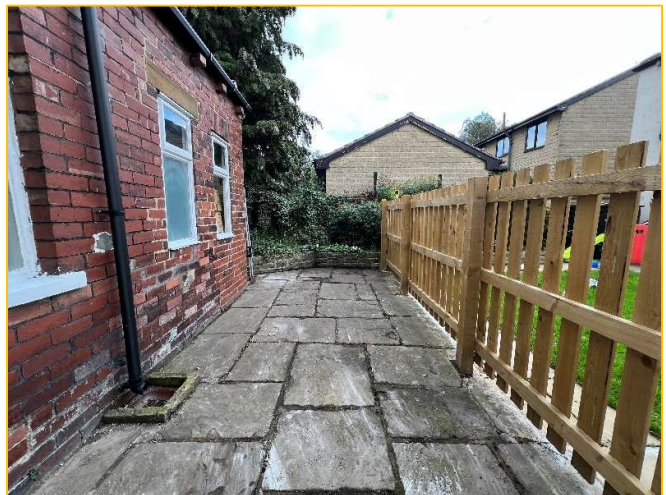
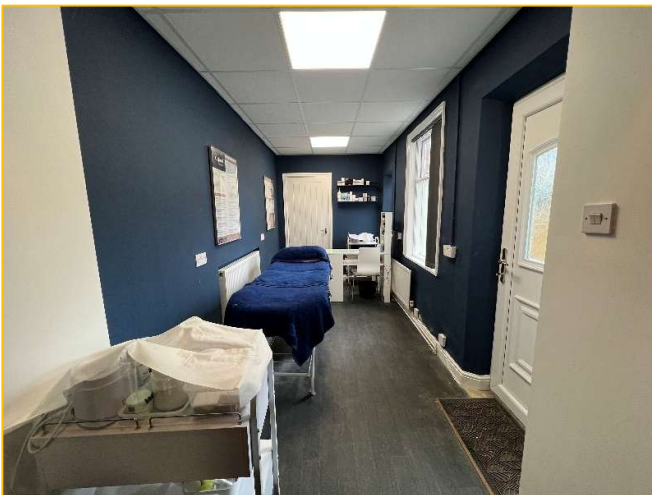
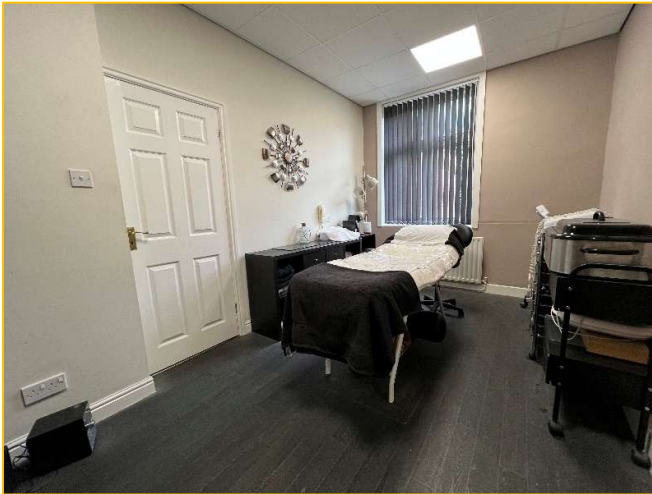
VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC

D Rating.



ADDITIONAL PHOTOS



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