

PROMINENT RETAIL/OFFICE ROAD SIDE PREMISES

DUE TO RELOCATION

FOR SALE/MAY LET



948 & 950 MANCHESTER ROAD, LINTHWAITE, HUDDERSFIELD
HD7 5QS

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Eddisons

948 & 950 Manchester Road, Linthwaite

Huddersfield, HD7 5QS



Tenure

For Sale



Property Type

Office/Retail



Price/Rental

£200,000 / £12,000 pax



Size

174.72sq m (1,880sq ft)



Location

Huddersfield, HD7 5QS



Property ID

731.4604a (1227445)

For Viewing & All Other Enquiries Please Contact:

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Director

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HARVEY BLAND
Graduate Surveyor

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Property

The property comprises of two adjoining brick built single storey former showroom/retail/office premises under a pitched slate roof. The premises lends itself to a variety of uses and has previously been used as office/showroom accommodation.

The premises contains workspace/storage in the basement and office/retail space on the ground floor. Each unit contains its own separate basement with 948 Manchester Road benefitting from a rear access via the side passage. Both units contain their own toilet facilities.

The property benefits from approx. 3 parking spaces.

A viewing is highly recommended.

Area	m ²	ft ²
948 - 950 Manchester Road	174.72	1,880

Energy Performance Certificate

The property has an Energy Performance Asset Rating of **E**
Further information is available on request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

948 Manchester Road:
Description: Shop and Premises
Rateable value: £4,250

950 Manchester Road:
Description: Shop and Premises
Rateable value: £8,500

Terms

The property is available For Sale as a whole with vacant possession. Our client may consider a Letting of 950 Manchester Road at a rental of £12,000 per annum exclusive.

Price/Rental

Price / Offers in excess of £200,000.

Rental / £12,000 per annum exclusive.

VAT

Prices are exclusive of VAT if chargeable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is conveniently located on Manchester Road being approximately 3½ miles from Huddersfield. The premises also lies between multiple villages such as Linthwaite, Clough and Slaithwaite.

Other occupiers in the area include Titanic Spa, Aldi and Northern Fitness Gym.



