

**142 Blackmoorfoot Road
Crosland Moor
Huddersfield
HD4 5RE**

**Offers around:
£290,000**



PROMINENT MAIN ROAD RETAIL PREMISES

524.45m²(5,645ft²)

- Accommodation over 3 floors, including large sales area with rear stores and staff office
- On-street car parking nearby
- Prominent main road location close to the intersection of Blackmoorfoot Road and Park Road West in the centre of Crosland Moor near to the Moorfield Shopping Centre, Boots Pharmacy, a Cooperative Supermarket and doctors surgery.

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DESCRIPTION

The property has accommodation over three levels and comprises a substantial stone built end terrace property which provides ground and first floor sales accommodation with ancillary storage to the rear and basement.

The property has off-road car parking for approximately 3 cars to the rear in addition to loading access. The property extends to 524.45m² (5,645ft²) in total, including 1,633ft² of ground floor sales accommodation.

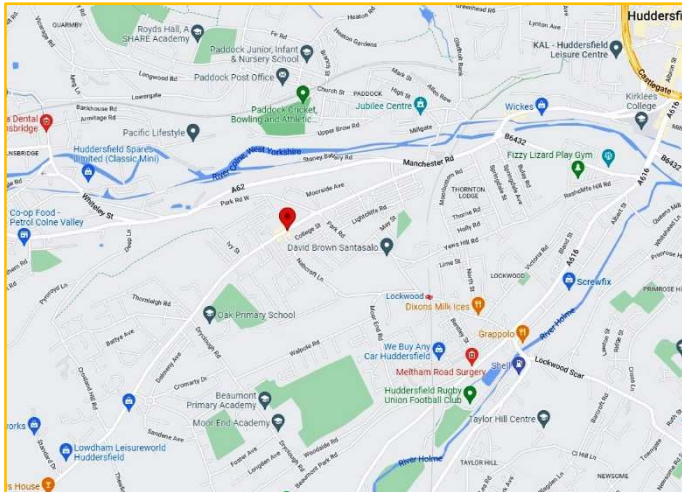
The property is suitable for the continuation of use as a showroom or alternative commercial uses, in addition to being suitable for conversion into residential subject to obtaining relevant planning permissions.

LOCATION

The property is positioned along Blackmoorfoot Road in the centre of Crosland Moor which is approximately 2 miles to the west of Huddersfield town centre. It is in close proximity to the intersection of Blackmoorfoot Road and Park Road West where the Moorfield Shopping Centre is positioned which accommodates a doctors surgery, Boots Pharmacy and Cooperative convenience store.

In addition, a short distance to the west of the property is the former St Luke's Hospital site which is subject to residential development by Avant Homes proposing a further 226 homes in the area and increasing the catchment for retail use.

This is an accessible and prominent position, having good access to Huddersfield town centre in addition to access to all areas of the Colne and Holme Valleys.



ACCOMMODATION

BUILDING 1

LOWER GROUND FLOOR

Sales Area 151.70m²(1,633ft²)

GROUND FLOOR

Sales Area 151.70m²(1,633ft²)

FIRST FLOOR

Sales Area 143.20m²(1,541ft²)

Total Building 1

446.60m²(4,807ft²)

BUILDING 2

LOWER GROUND FLOOR

Store 38.89m² (419ft²)

GROUND FLOOR

Loading and Storage 38.89m² (419ft²)

Total Building 2

77.85m² (838ft²)

TOTAL

524.45m² (5,645ft²)

PRICE

Offers around £290,000

OUTSIDE

There is off-road car parking for 3 cars to the rear. There is on-street car parking to the side, rear and surrounding streets.

TENURE

The property is held under a freehold title.

The Vendor owns the adjacent property which is available as a tenanted investment by separate negotiation.

VIEWING

Contact the Agents.

Jonathan J Wilson

Jonathan.wilson@bramleys1.co.uk

07766 774500

Jonathan R Uttley

Jonathan.uttley@bramleys1.co.uk

07733 121669

There is an online video available that we can send over on request.

RATEABLE VALUE

Shop and Premises £19,750

VAT

Privately owned. No VAT. Purchaser advised to verify.

EPC ASSET RATING: TBC

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

14 St Georges Square

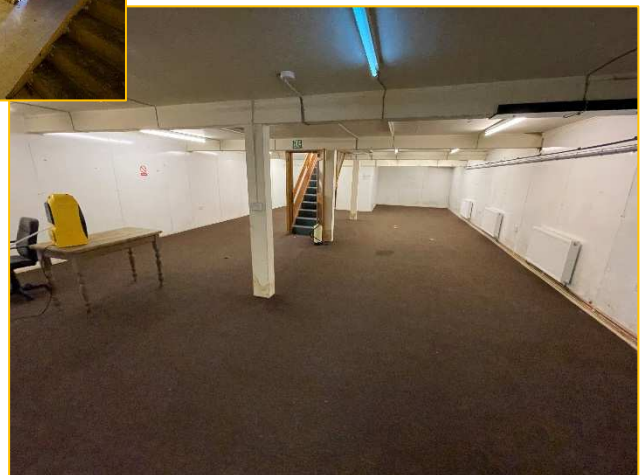
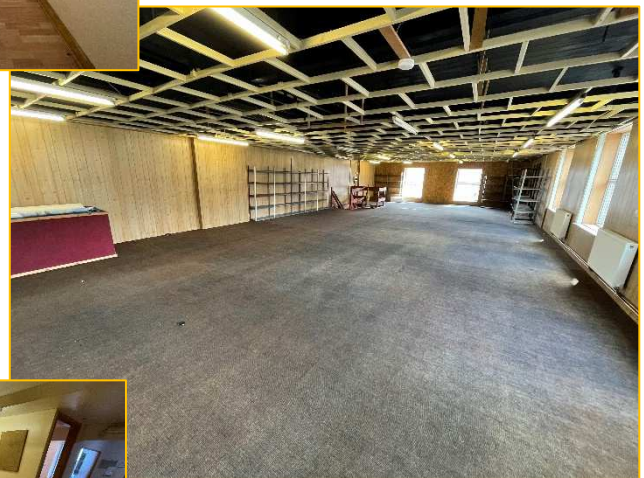
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