

bramleys
COMMERCIAL

For Sale

**22 Byram Street
Huddersfield
HD1 1DY**

**Price:
£165,000**



GROUND FLOOR AND BASEMENT RETAIL PREMISES
148.48m² (1,598ft²)

- Town centre property opposite Huddersfield open market
- In close proximity to Huddersfield railway station

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DESCRIPTION

The property comprises the ground floor and basement of this 3 storey stone built retail unit with basement display/storage.

The upper floors have previously been sold off on a leasehold basis as apartments and the lower levels offer the opportunity for continuation of retail purposes, or alternatively redevelopment, subject to obtaining the relevant planning consents.

The premises extend to 1,598ft².

LOCATION

The property is situated within Huddersfield town centre opposite the Open Market and a short walk from Huddersfield railway and bus stations.

This is an accessible location within the town being a short distance from the Ring Road and within easy reach of the main commercial centre of Huddersfield.

The availability of the property offers a rare opportunity to acquire freehold premises within Huddersfield town centre for retail purposes with the potential for redevelopment.



ACCOMMODATION

GROUND FLOOR

Sales area with Private Office 75.50m² (813ft²)

LOWER GROUND FLOOR 72.98m² (785ft²)

Private Office/Store
Open Store/Display Area

Total 148.48m² (1,598ft²)

PRICE

£165,000

RATEABLE VALUE & UNIFORM BUSINESS RATE

£9,100

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/£ (2024/25).

TENURE

Leasehold

VIEWING

Contact the Agents.

George Aspinall
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VAT

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

EPC ASSET RATING: C

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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