

bramleys

For Sale

**22A, B & C North Road
Kirkburton
Huddersfield
HD8 0RH**

**Price:
£425,000**



MIXED COMMERCIAL AND RESIDENTIAL INVESTMENT **Estimated Rental Value £34,200 per annum**

- Restaurant with 2 good sized apartments beneath
- Positioned within the popular village of Kirkburton with good aspect over woodland to the rear
- Excellent opportunity to acquire freehold investment premises in a popular village location with an established rental income from 2/3rds of the property

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DESCRIPTION

The property comprises an attractive stone built former mill building which has accommodation over 4 levels and has been converted to provide restaurant accommodation with 2 independent apartments and ground level store.

The property is constructed into the hillside, and accordingly the top floor has ground level frontage onto North Road and is occupied by Normans Restaurant who occupy under a formal commercial lease.

The lower ground floor is currently tenanted under an assured shorthold tenancy and provides 3 bedroom accommodation with balcony to the rear overlooking Dean Bottom Dyke and Burton Dean Park to the rear.

Below is a further self-contained apartment which is currently 2 bedrooms and would benefit from renovation and will be sold with vacant possession. This has access into a conservatory and a tiered garden area to the side.

To the lower floor there are 2 store rooms which provide the potential to generate an additional income, or having a store for on site maintenance.

The availability of the property provides an excellent opportunity to acquire freehold investment premises within the centre of Kirkburton village which is a high value and highly sought after location.

The restaurant has a good reputation locally, and rental demand within the area for both commercial and residential property is strong.

The property has the added benefit of a garden area for the living accommodation with excellent views to the rear, in addition to 2 car parking spaces and garages.

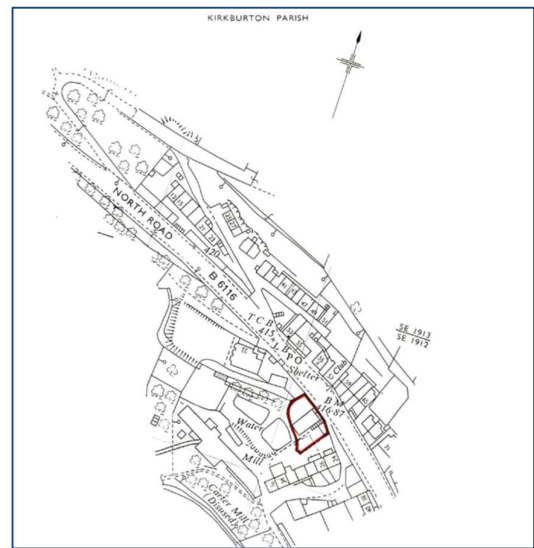
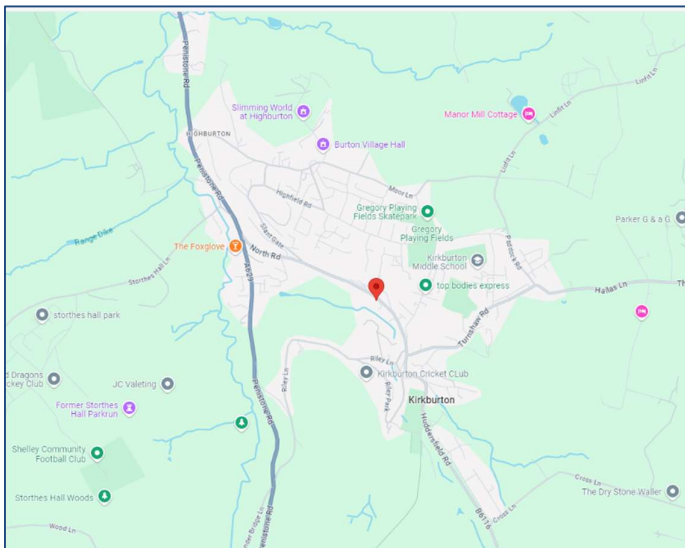


LOCATION

The property is positioned in the village of Kirkburton along the B6116 North Road which is the main road through the village centre. Kirkburton is a popular village amongst local independent businesses and provides a range of amenities for residents of Kirkburton and the surrounding villages.

It is approximately 5.5 miles to the southeast of Huddersfield town centre accessed off the A629 Penistone Road.

In addition to local independent businesses, there is a Cooperative convenience store within the village.



ACCOMMODATION

Lower Ground Floor Stores	20.09m ² (216ft ²)
First Floor To Rear 2 Bedroom Apartment	79.44m ² (855ft ²)
Second Floor To Rear 3 Bedroom Apartment	88.03m ² (948ft ²)
Ground Floor Restaurant With seating area, kitchen, Preparation area and WCs	101.47m ² (1,092ft ²)
Total	289.03m ² (3,111ft ²)

PRICE

£425,000.

RATEABLE VALUE AND UNIFORM BUSINESS RATES

£11,500

COUNCIL TAX BANDS

Apt 22b - Band A

Apt 22c - Band A

TENURE

The property is held under a freehold title, under Title No WYK392124.

TENANCY DETAILS

The restaurant (22a) is let for 4 years from 25 October 2023 at £13,200 per annum. There is a break clause on 24 October 2025.

Apartment 22b is let on an assured shorthold tenancy at £650 per calendar month.

Apartment 22c is vacant.

VIEWING

Jonathan J Wilson BSc(Hons) MRICS

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VAT

We are informed that the property is elected for VAT.

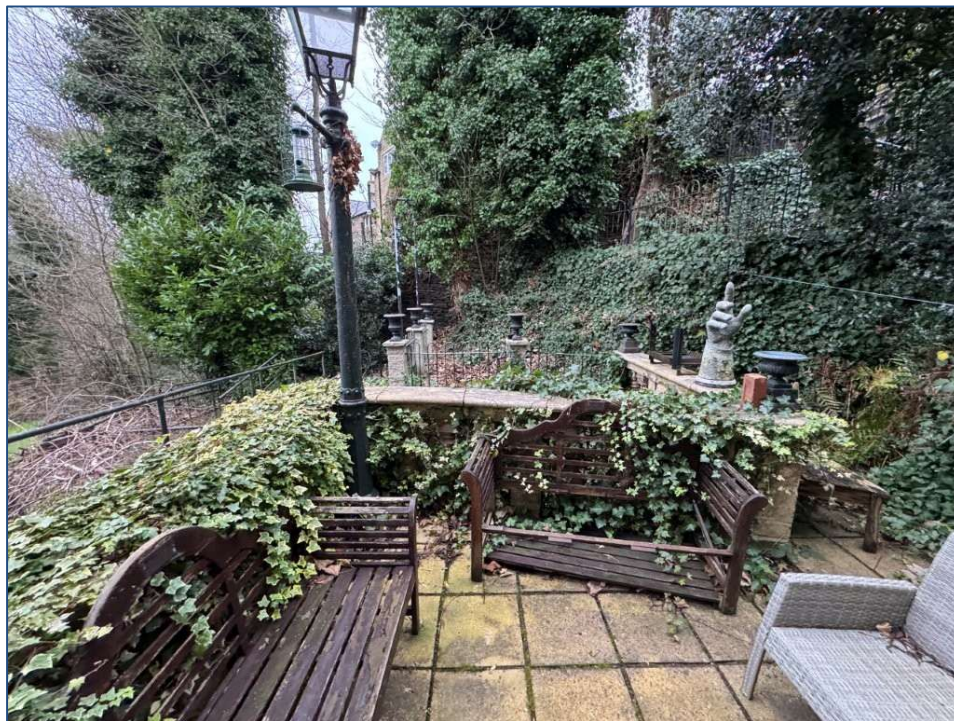
EPCs –

22a - B Rating

22b - C Rating

22c - D Rating





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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 in situ 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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