

DEVELOPMENT OPPORTUNITY FOR SALE/TO LET



PROPOSED IMAGE OF BUILDING

**198 HUDDERSFIELD ROAD,
MIRFIELD, WF14 8AT**

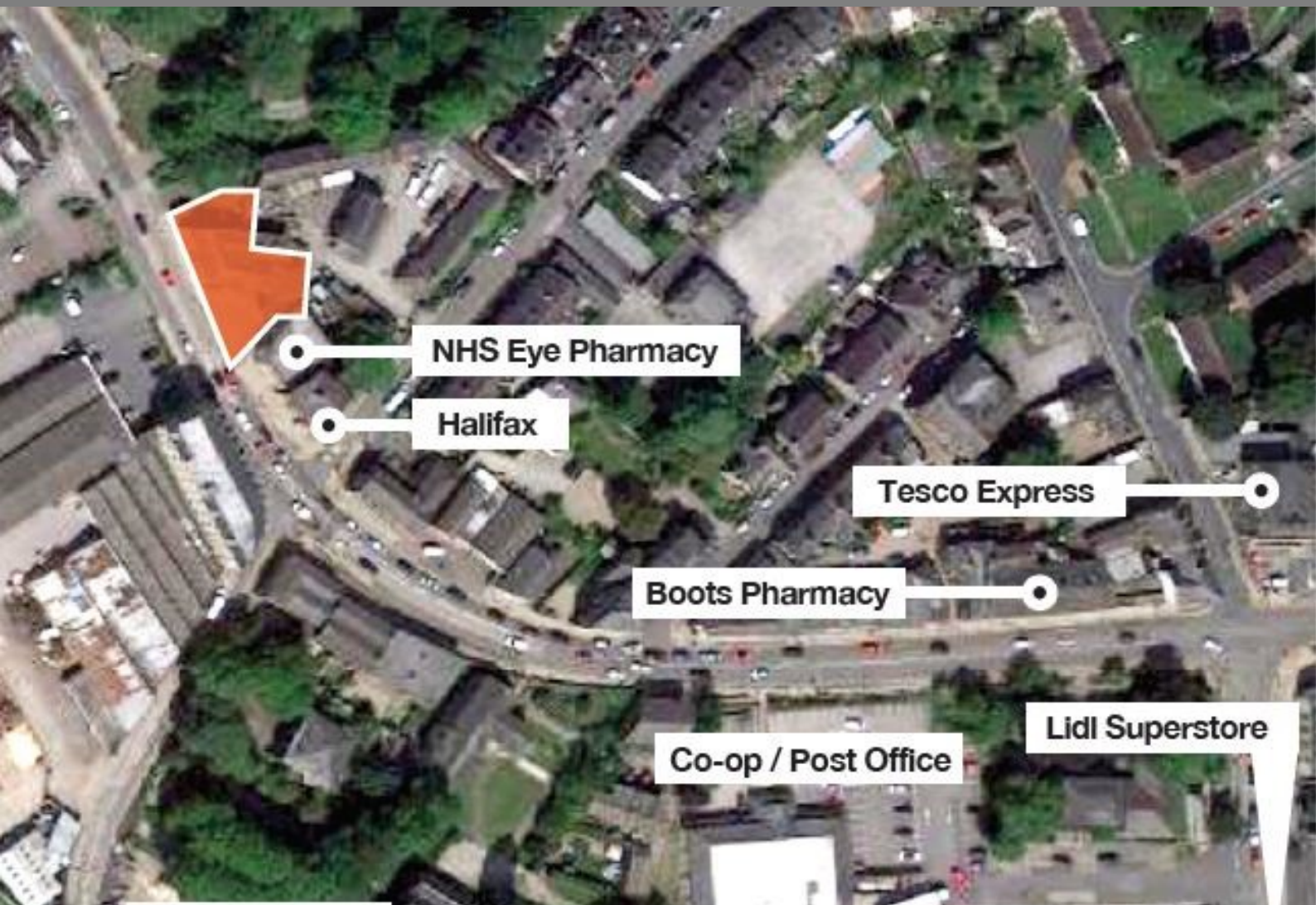
- Visible Trading Position
- Commercial and/or Residential opportunities
- Unit 1- 1,285 sq ft (119.5 sq m)
- Unit 2- 2,464 sq ft (229 sq m)



vickerscarnley.co.uk

Crown Court, Wakefield, WF1 2SS

01924 291500



Two storey Former Council offices and Council Chambers with potential to be refurbished to provide commercial and/or residential premises.

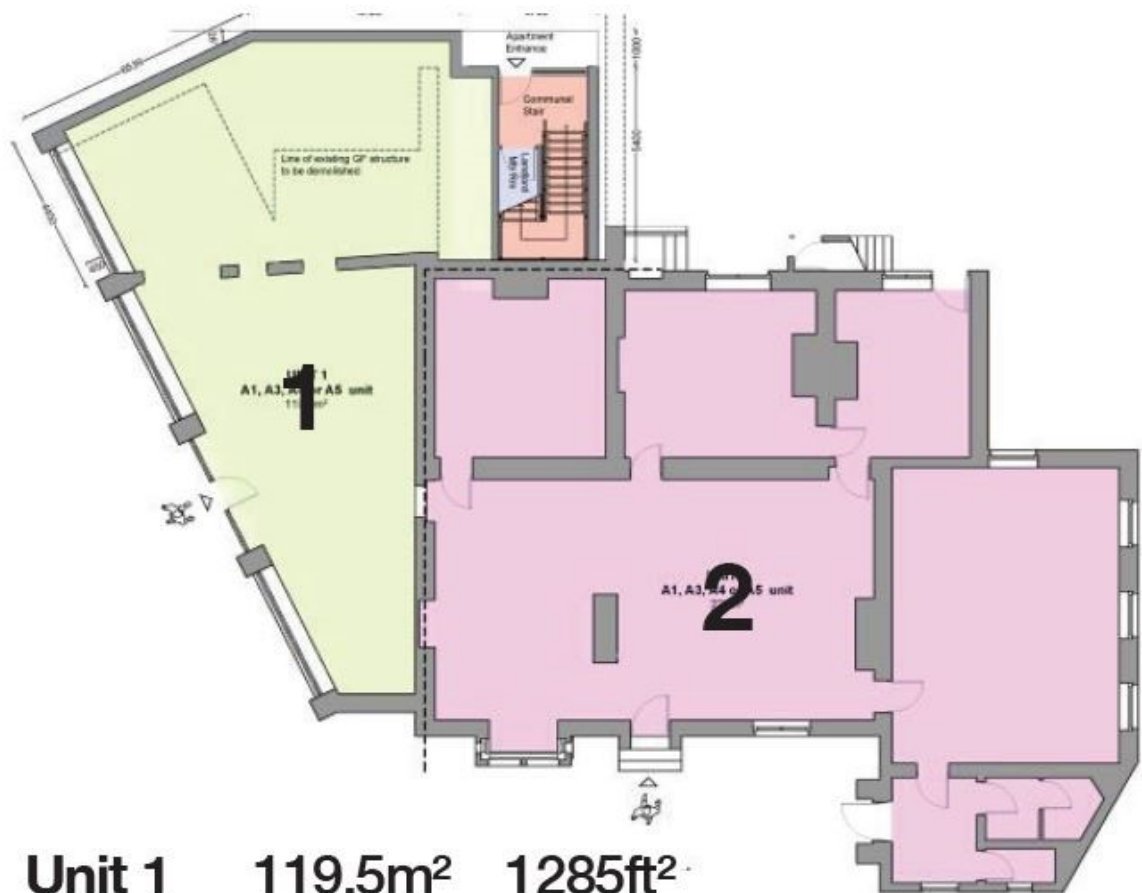
The premises are ripe for refurbishment occupying a prominent trading location in what is now an up and coming Town. Alternatively, the current owners are prepared to offer this space by way of a Freehold opportunity either in its entirety or as two units.

Limited, on site car parking is available to either side of the property.

LOCATION

Mirfield is a town that sits seven miles west of Huddersfield, with excellent motorway access and strong commuter rail links to Manchester, Leeds and London.

Nearby occupiers include the Co-operative, Halifax Bank, Lidl Superstore, Speights Lighting, Tesco Express along with Bargain Booze & Calder Vets. The property adjoins the NHS Eye Pharmacy. The train station is just a short walk away.



Unit 1	119.5m²	1285ft²
Unit 2	229m²	2464ft²

ACCOMMODATION

Unit 1 (highlighted yellow on plan) - 1,285 sq ft (119.5 sq m)

Unit 2 (highlighted pink on plan)- 2,464 sq ft (229 sq m)

RENTAL

Unit 1- £18,500 per annum

Unit 2- £28,750 per annum

FREEHOLD

£325,000

VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Isobel Smith will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

VAT

VAT may be charged in addition if applicable.

RATES

The rateable value of the premises are to be assessed once redevelopment completed.

SERVICE CHARGE

To be confirmed, shared on structure as proportion of floor space as and when costs arise.

GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were prepared December 2019 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.

