

**14 Huddersfield Road  
Birstall  
Batley WF17 9AA**

**Price:  
£195,000**



## **FREEHOLD OFFICE BUILDING**

**213.21m<sup>2</sup> (2,295ft<sup>2</sup>) Net Internal Area**

**Plus Basement 62.62m<sup>2</sup> (674ft<sup>2</sup>)**

- Substantial two storey stone built commercial building in a prominent main road position
- Planning consent for conversion into B1 (Office) and A2 (Financial Services) Use
- Within 1.5 miles of Junction 27 of the M62 motorway network

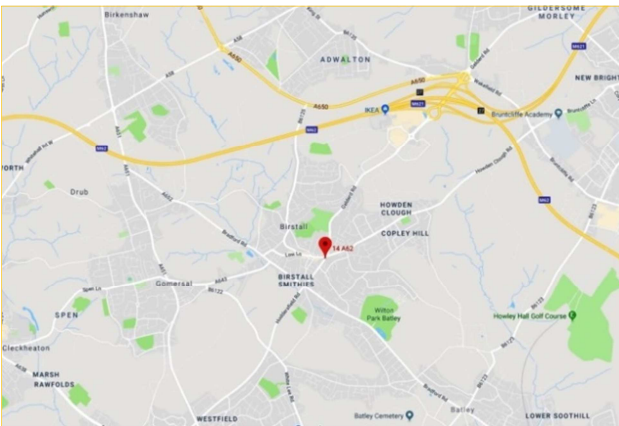
## DESCRIPTION

The property comprises a prominent detached two storey stone built commercial building situated on the edge of Birstall town centre. The property fronts onto the main A62 Leeds-Huddersfield Road which becomes Gelderd Road and links Birstall town centre with Junction 27 of the M62 motorway network.

The property offers an excellent opportunity to acquire premises with a recently granted planning permission for conversion into B1 Offices and A2 Professional Service premises. The building extends to 213.21m<sup>2</sup> (2,295ft<sup>2</sup>) in addition to having further accommodation at basement level of 62.62m<sup>2</sup> (674ft<sup>2</sup>).

The property is well positioned on the edge of Birstall town centre in close proximity to all local amenities, in addition to being a short drive from Junction 27 of the M62 motorway network and the retail park which is positioned there. The building provides an excellent opportunity to acquire freehold premises for owner occupation, investment or redevelopment purposes.

The planning consent was provided under application number 2019/62/90605/E with copies of the plans available from the agents office. They allow the building to be divided into smaller suites, suitable for independent occupation to create a business centre capable of generating a substantial rental income. ERV £25,000 - £28,000.



## ACCOMMODATION

■ <b>BASEMENT</b>	62.62m <sup>2</sup> (674ft <sup>2</sup> )
Divided into two separate basement storage areas	
■ <b>GROUND FLOOR</b>	93.37m <sup>2</sup> (1,005ft <sup>2</sup> )
Divided into two areas with independent access points from the front elevation	
■ <b>FIRST FLOOR</b>	119.84m <sup>2</sup> (1,290ft <sup>2</sup> )
Open plan office	
<b>Total Including Basement (NIA)</b>	<b>275.83m<sup>2</sup> (2,969ft<sup>2</sup>)</b>
<b>Total Including Basement (GIA)</b>	<b>334.26m<sup>2</sup> (3,598ft<sup>2</sup>)</b>

## OUTSIDE

Flagged forecourt, central arched driveway to rear car park. Restricted access for smaller vehicles only.

## PRICE

£195,000

## TENURE

Freehold.

## RATEABLE VALUE & UNIFORM BUSINESS RATE

£2,700 – (Club and Premises)

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.1p (2019/20). It is recommended that the incoming tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at [www.voa.gov.uk](http://www.voa.gov.uk)

## VIEWING

Contact the sole agents

Jonathan J Wilson BSc(Hons) MRICS  
[Jonathan.wilson@bramleys1.co.uk](mailto:Jonathan.wilson@bramleys1.co.uk)

Jonathan Uttley  
[Jonathan.uttley@bramleys1.co.uk](mailto:Jonathan.uttley@bramleys1.co.uk)

## VAT

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

## EPC

EPC Asset Rating F (145) – 1 June 2017.

# 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 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

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: [commercial@bramleys1.co.uk](mailto:commercial@bramleys1.co.uk)

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