

FOR SALE

**WAVERLEY HOUSE & WAVERLEY
UNITED REFORMED CHURCH
WAVERLEY ROAD
HUDDERSFIELD
HD1 5NA**

- IMPOSING OFFICE BUILDING OF 1,283 SQ M (13,809 SQ FT)
- TRADITIONAL CHURCH BUILDING OF 360 SQ M (3,875 SQ FT)
- MIXED RESIDENTIAL & COMMERCIAL LOCATION
- BUILDINGS AVAILABLE INDIVIDUALLY OR AS A WHOLE
- SALE DUE TO ANTICIPATED RELOCATION OF WAVERLEY UNITED REFORMED CHURCH



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Location

The property is located in an established mixed residential and commercial area around ¼ mile west of Huddersfield Town Centre, occupying a position on Waverley Road, off Halifax Road (A629) and a short distance from the town's inner ring road.

Description

The property comprises two buildings, Waverley House and Waverley United Reformed Church.

Waverley House is a substantial and imposing stone built detached building providing a range of offices, meeting rooms, ancillary accommodation and stores over four floors to include attic and basement levels.

Waverley United Reformed Church is a stone built traditional single storey detached church building, the accommodation briefly comprising an entrance vestibule, hall of worship, several vestries and toilet facilities.

Externally, there are lawned garden areas, pathways and on-site parking provision, 7 spaces associated with Waverley House and 10 spaces with Waverley United Reformed Church.

Accommodation

The approximate gross internal floor areas of Waverley House are:

	Sq M	Sq Ft
Ground Floor	393	4,227
First Floor	393	4,227
Second Floor	251	2,704
Basement	246	2,651
Total approximate GIA	1,283	13,809

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

The approximate gross internal floor area of Waverley United Reformed Church is:

	Sq M	Sq Ft
Ground Floor	360	3,875
Total approximate GIA	360	3,875

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

EPC

The Energy Performance Assessment Rating of Waverley House is Band F (133).

Waverley United Reformed Church is exempt from the requirements for an EPC.

Tenure/Tenancies

Waverley House is long leasehold (999 years from 25 March 1975) and offered subject to existing tenancies of part of the office accommodation at first floor, further details of which are available on request.

Waverley United Reformed Church is long leasehold (999 years from 25 March 1975) and offered with vacant possession.

Fixtures & Fittings

All loose and removable items are excluded from the sale unless agreed otherwise and the vendor reserves the right to remove any dedications or plaques located at the property.

Special Note

The sale will be in compliance with The Charities Act 2011.

Price

Offers are invited in the region of £550,000 for both buildings as a single lot.

Alternatively, offers will be considered for the buildings individually.

Viewing

For further information and viewing arrangements, please contact:

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01484 477600

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Ref: 31540

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WalkerSingleton
Chartered Surveyors

Oak House, New North Road, Huddersfield HD1 5LG

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