

# FOR SALE

**169 BLACKMOORFOOT ROAD**  
Crosland Moor, Huddersfield HD4 5AP



## **SINGLE STOREY DOUBLE FRONTED RETAIL UNIT**

46.8m<sup>2</sup> (504ft<sup>2</sup>)

- Prominent main road position within established retailing parade
- 1.5 miles to the southwest of Huddersfield town centre and positioned close to a Cooperative supermarket and Boots the Chemist.

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# 169 BLACKMOORFOOT ROAD, CROSLAND MOOR, HUDDS

## DOUBLE FRONTED RETAIL UNIT

The property comprises a single storey stone built double fronted retail unit constructed under a pitched slate covered roof in the district centre of Crosland Moor fronting onto the main Blackmoorfoot Road close to the intersection with Park Road West.

The property extends to approximately 504ft<sup>2</sup>, having large PVCu double glazed display windows and being in close proximity to a large residential community in the surrounding area, in addition to being in a position that would benefit from passing vehicular traffic.

The property is available with vacant possession, offering an excellent opportunity to acquire freehold commercial premises positioned in a highly prominent location for owner occupation or investment purposes.

Crosland Moor is positioned approximately 1.5 miles from Huddersfield town centre.

### ACCOMMODATION

■ GROUND FLOOR		
Sales Area	44.46m <sup>2</sup>	(478ft <sup>2</sup> )
Rear Store	2.34m <sup>2</sup>	(25ft <sup>2</sup> )
WC facilities		
<b>Total</b>	<b>46.8m<sup>2</sup></b>	<b>(504ft<sup>2</sup>)</b>

### OUTSIDE

The property is fronted to the pavement but includes an area of land to the rear, presenting an opportunity for extension in the future subject to planning.

### PRICE

£79,950

### TENURE

Freehold

### RATEABLE VALUE & UNIFORM BUSINESS RATE

£8,500

This will be charged back by the local Rating Office at the Uniform Business Rate of 48p (2018/19). 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)

### SERVICES

We are informed that the property has the benefit of mains water, electric and sewerage supply, however purchasers are recommended to make their own enquiries.

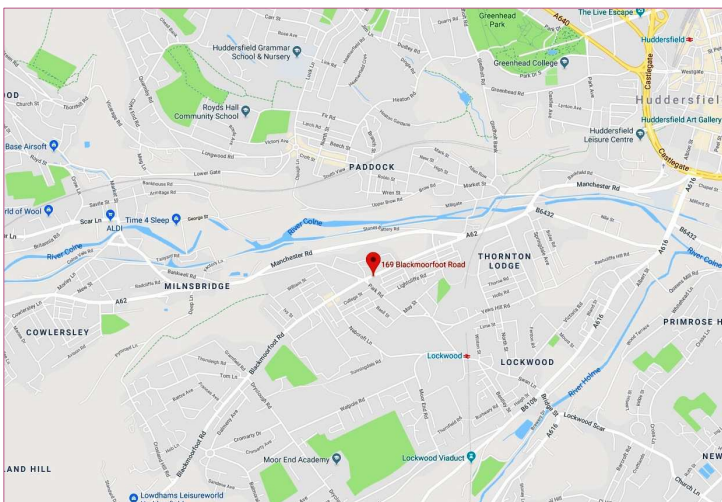
### VIEWING

Contact the agents

### VAT

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

### EPC ASSET RATING E



### 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

## CONTACT

### BRAMLEYS

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