

# FOR SALE

## 216B MANCHESTER ROAD

Thornton Lodge, Huddersfield HD1 3JF



## 2 STOREY WAREHOUSE/WORKSHOP

510.4m<sup>2</sup> (5,494ft<sup>2</sup>)

- Former textile workshop available on a freehold basis
- Suitable for development or owner occupation
- Situated within a mile of Huddersfield town centre along the A62 Manchester Road

T. **01484 530361**  
[www.bramleys.com](http://www.bramleys.com)

# 216b MANCHESTER ROAD, THORNTON LODGE, HUDDS

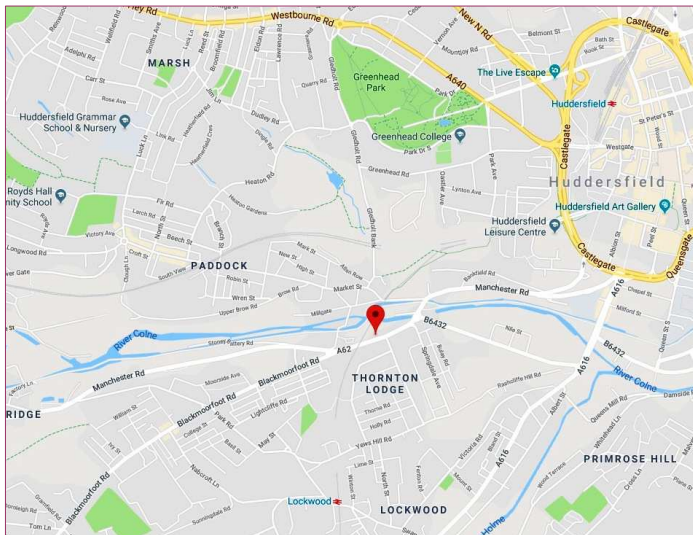
## 2 STOREY WAREHOUSE/WORKSHOP

The property comprises a two storey stone built workshop constructed under a flat felt covered roof and having accommodation over two levels, providing a total of 5,494ft<sup>2</sup>.

The premises are positioned set back from the main Manchester Road (A62) within one mile of Huddersfield town centre, providing good access to the Ring Road and all areas along the Colne Valley.

The premises have most recently been used as a textile workshop and would suit a variety of light industrial or warehouse uses, subject to obtaining the relevant planning consents, or alternatively would be suitable for redevelopment for a variety of commercial or residential purposes.

The property is available on a freehold basis with vacant possession.



### 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

### ACCOMMODATION

■ GROUND FLOOR (accessed via Manchester Road) Providing open plan workspace with partitioned kitchen, WCs and reception	255.20m <sup>2</sup> (2,747ft <sup>2</sup> )
■ LOWER GROUND FLOOR Open plan workspace	255.20m <sup>2</sup> (2,747ft <sup>2</sup> )
Total	510.40m <sup>2</sup> (5,494ft <sup>2</sup> )

### OUTSIDE

The property has access via a footpath from Manchester Road to the upper floor, and over a shared yard to the side for access to the lower level.

### PRICE

£165,000

### TENURE

Freehold

### RATEABLE VALUE & UNIFORM BUSINESS RATE

£5,000

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

### UTILITIES

We are informed the property has a gas supply, 3 phase electricity, mains water and sewerage, however buyers are requested 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: D

**CONDITION:** due to the condition of the property viewers are required to sign a disclaimer prior to entering the building.

## CONTACT

### BRAMLEYS

14 ST GEORGES SQUARE, HUDDERSFIELD  
HD1 1JF

T. 01484 558231 f: 01484 432318

E. [jonathan.wilson@bramleys1.co.uk](mailto:jonathan.wilson@bramleys1.co.uk)

E. [jonathan.uttley@bramleys1.co.uk](mailto:jonathan.uttley@bramleys1.co.uk)

[www.bramleys.com](http://www.bramleys.com)