

FOR SALE

FOUR HORSE SHOES YARD, MARKET STREET
Milnsbridge, Huddersfield HD3 4ND



MULTI-LET INDUSTRIAL INVESTMENT OPPORTUNITY

PASSING RENT £13,920 (ERV £20,500)

- 2 Workshop premises with shared yard plus former car sales forecourt used as a drive-thru hand car wash.
- The buildings extend to approximately 329.43m² (3,546ft²), with the hand car wash area extending to 851yds²

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www.bramleys.com

FOUR HORSE SHOES YARD, MARKET ST, MILNSBRIDGE

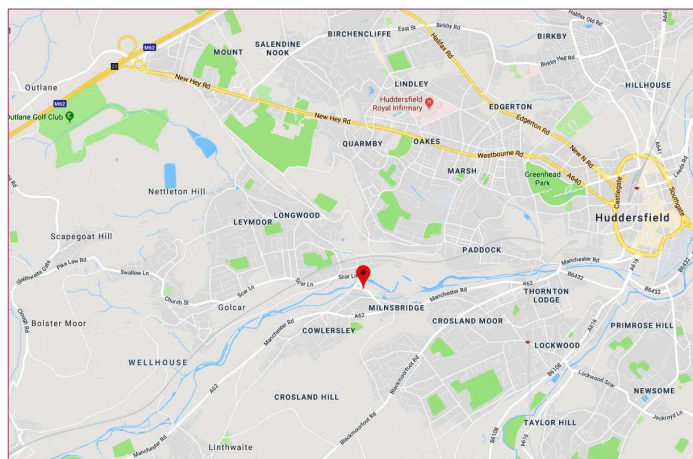
MULTI-LET INDUSTRIAL INVESTMENT OPPORTUNITY

The property comprises a multi-let industrial/commercial investment opportunity, situated within the popular and industrial and commercial area of Milnsbridge, and is positioned approximately 3 miles to the southwest of Huddersfield town centre.

Milnsbridge is accessed from the A62 Manchester Road which is one of Huddersfield's main arterial routes and links the town centre with all areas along the Colne Valley towards Greater Manchester.

The property is well positioned on the edge of Milnsbridge centre, having prominent frontage to Market Street and offers a good opportunity for an investor to acquire a premises already generating an income and offering the prospect of future rental growth.

The 2 workshops are occupied by motor vehicle body repairers, with one building being single storey, stone built under a pitched slate covered roof, and building 2 being two storey, stone built under a double pitched slate covered roof. The two units have the benefit of a shared yard for external storage and car parking.



ACCOMMODATION

■ BUILDING ONE		
Ground Floor Workshop	113.34m ²	(1,220ft ²)
■ BUILDING TWO		
Ground Floor		
Workshop 1	36.52m ²	(363ft ²)
Workshop 2	50.70m ²	(546ft ²)
Workshop 3	66.70m ²	(718ft ²)
First Floor		
Range of Stores & Staff Facilities (with part being converted into living space)	66.70m ²	(718ft ²)
Total	331.20m²	(3,565ft²)

RENTAL INCOME

Building One	£420 pcm including insurance
Building Two	£420 pcm including insurance
Former Car Pitch/Hand Car Wash	£320 pcm

TENURE

Leasehold for a term of 999 years on various Titles commencing from dates which range from 1837 to 1872.

PRICE

£195,000

TENANCIES

There are no formal tenancies in place, with each tenant occupying by way of informal agreements with the landlord, paying rents on a monthly basis.

RATEABLE VALUE & UNIFORM BUSINESS RATE

£5,500 Hand Car Wash

£1,725 – Building 1

£3,250 – Building 2

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

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 RATINGS

Building One – D

Building Two – D

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

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