

**93 Bradford Road  
Fartown  
Huddersfield HD1 6DZ**

**Price: Offers in  
Excess of  
£230,000**



## **FORMER DOCTORS SURGERY WITH DEVELOPMENT POTENTIAL**

**231m<sup>2</sup> (2,486ft<sup>2</sup>)**

- Inner terrace stone built property in prominent parade of shops within ½ mile of Huddersfield town centre
- Busy district centre location
- Suitable for a variety of uses or conversion subject to planning
- The building has planning granted for restaurant use to the ground floor and basement, or the conversion of the building for multiple residential units.

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## DESCRIPTION

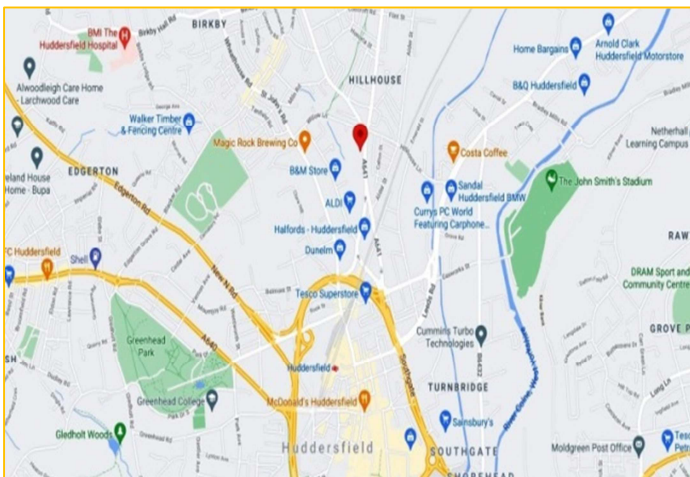
The property comprises a three storey stone built end of terrace which has been occupied as a doctors surgery for a number of years. Due to the relocation of the surgery the property is available with vacant possession and would suit a variety of commercial purposes or conversion to residential subject to the purchaser's requirements and planning.

The vendor has obtained planning consent for the use of the ground floor and basement as a restaurant under planning application number 2020/62/93653. Planning has also been approved for the conversion of the building into 2 duplex apartments and 3 flats under application number 2019/62/91492.

## LOCATION

The building is located on the busy Bradford Road (A641) within ½ mile of Huddersfield town centre. This is a busy district centre on the outskirts of the town benefiting from on-street car parking and a large volume of passing traffic. The premises are located within walking distance of the town centre in addition to being close to a wide range of local amenities in close proximity.

The A641 links Huddersfield town centre with Bradley Bar roundabout which leads on to Brighouse to the north and provides good access to the town centre ring road to the south.



## ACCOMMODATION

**LOWER GROUND FLOOR** 61.35m<sup>2</sup> (660ft<sup>2</sup>)  
Including:  
Reception Office, Private Office  
Waiting Room, 2 Treatment Rooms

**GROUND FLOOR** 67.88m<sup>2</sup> (732ft<sup>2</sup>)  
Including:  
Staff Room & 2 Offices

**FIRST FLOOR** 63.40m<sup>2</sup> (682ft<sup>2</sup>)  
Including:  
Meeting Room, Office  
Treatment Room and Surgery

**SECOND FLOOR** 38.37m<sup>2</sup> (413ft<sup>2</sup>)  
Including:  
Stores and Office

**Total** 231m<sup>2</sup> (2,486ft<sup>2</sup>)

## OUTSIDE

On-street car parking is available to the front. The property has an enclosed courtyard to the rear of the building.

## ASKING PRICE

Offers over £230,000

## RATEABLE VALUE & UNIFORM BUSINESS RATE

£17,000

This will be charged back by the local Rating Office at the Uniform Business Rate of 51.2p/£ (2021/22).

## TENURE

Long Leasehold for a term of 999 years from 25 March 1877.

## VIEWING

Contact the 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 or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

**EPC ASSET RATING: TBC**

# 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 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

14 St Georges Square

Huddersfield

HD1 1JF

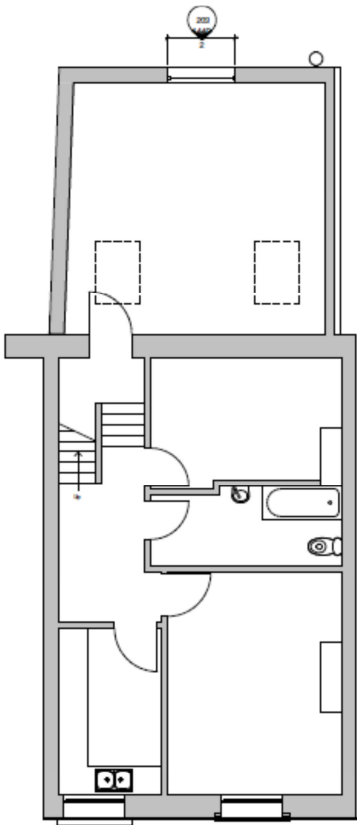
t: 01484 530361

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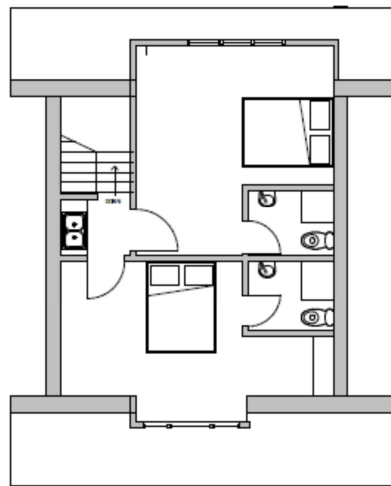
## RETAIL/RESTAURANT • OFFICE • CONVERSION • INDUSTRIAL



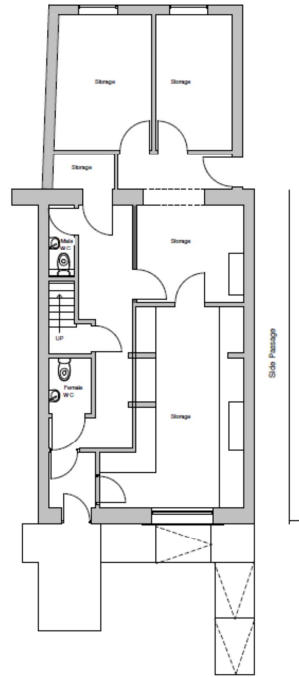
## Proposed Plans



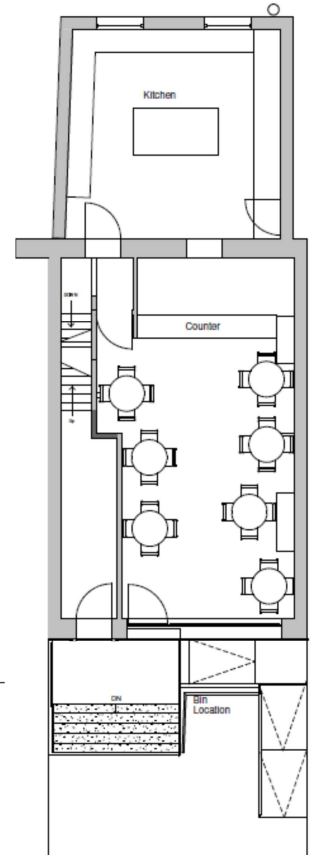
1 Proposed Level 1 Floor Plan  
1:50



2 Proposed Level 2 Floor Plan  
1:50



1 Proposed Lower Ground Floor Plan  
1:50



2 Proposed Level 0 Floor Plan  
1:50

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