



# holroyd miller

Commercial



## FOR SALE

### SELF CONTAINED GROUND AND FIRST FLOOR OFFICES, NELSON STREET, BIRSTALL, WF17 9EP

CENTRALLY LOCATED WITHIN BIRSTALL TOWN CENTRE, THESE TWO STOREY OFFICES TOGETHER WITH BASEMENT ACCOMMODATION BENEFIT FROM AMPLE CAR PARKING TO THE FRONT AND REAR AND ARE BEING OFFERED FOR SALE WITH VACANT POSSESSION. THE PROPERTY OFFERS 234m<sup>2</sup>/2572ft<sup>2</sup> ACROSS 2 STOREYS EXCLUDING THE BASEMENT.

**OFFERS IN THE REGION OF £175,000**

01924 465671

## DESCRIPTION

A prominent self-contained two storey building occupying an elevated position fronting Nelson Street in the centre of Birstall. Last used as a solicitors practice, the property offers flexible accommodation for a variety of uses subject to any necessary consents. Built of Stone with timber windows and being double fronted, the property has the benefit of ample car parking space to both the front of the building and to the rear within the enclosed yard area.

## LOCATION

The building is located in a prominent position within the centre of Birstall on Nelson Street, close to the junction with Huddersfield Road. This offers easy access to the nearby motorway networks of the M62 and M621. There are a variety of users in the locality and Birstall is a popular location within this Heavy Woollen district

## ACCOMMODATION

### Ground Floor

**Reception** **36.7m<sup>2</sup> / 395ft<sup>2</sup>**

Comprising stepped access to an entrance lobby leading to an office/reception area with display windows to the frontage and reception counter.

**Front office** **23.45m<sup>2</sup> / 395ft<sup>2</sup>**

Individual office with frontage to Nelson Street.

**Rear Office** **19m<sup>2</sup> / 205ft<sup>2</sup>**

**Rear Office** **16.02m<sup>2</sup> / 172 ft<sup>2</sup>**

**Kitchen** **7.49m<sup>2</sup> / 81 ft<sup>2</sup>**

**Store** **6.2 m<sup>2</sup> / 67 ft<sup>2</sup>**

**Toilets**

**Basement Stores** **20.88m<sup>2</sup> / 225ft<sup>2</sup>**

**First Floor**

Comprising six offices **99.24m<sup>2</sup> / 1068ft<sup>2</sup>**

**Store** **2.66m<sup>2</sup> / 29ft<sup>2</sup>**

**Attic**  
Useful storage space.

**Net Overall Area** **234.5m<sup>2</sup> / 2524ft<sup>2</sup>**



## BUSINESS RATES

The property currently has a Rateable Value of £14,750. Applicants should make their own enquiries with the relevant Local Authority to ascertain rates liabilities.

## SIGNAGE

The property also benefits from an income of £300 per annum in respect of a poster site licence fee for the poster situated on the gable wall of the adjacent property.

## VAT

We understand the property is not presently elected for VAT however the owner reserves the right to charge VAT should they choose to do so. All figures are quoted net of VAT.

## PLANNING

We understand that the current use may fall with Class B1 of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties should satisfy themselves by way of enquiry to the Local Authority that their proposed use is acceptable.

## TERMS

The property is offered For Sale at offers in the region of £175,000

## VIEWING

By prior telephone appointment through the agents.  
Contact: Gary Simpson or Hearl Lenton 01924 465671  
Email: Elliot@holroydmiller.co.uk

## ENERGY EFFICIENCY RATING

The property has an Energy Efficiency Rating of E101 and a full report is available on request.



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