



holroyd miller

Commercial



FOR SALE DUE TO RELOCATION

258 OXFORD ROAD, GOMERSAL, CLECKHEATON, BD19 4PY

A SUBSTANTIAL TWO STOREY PROPERTY WITH BASEMENT AREA BUILT CIRCA 1850, LATTERLY USED AS A BEAUTY ROOMS AND SPA. THE BUILDING IS PROMINENTLY SITED AND HAS DISABLED RAMPED ACCESS TO THE FRONT ELEVATION. THE PROPERTY COMPRISES RETAIL AND BEAUTY THERAPY AREAS AMOUNTING TO INTERNALLY 135.83SQM/1462SQFT

PRICE £220,000

01924 299494

DESCRIPTION

The property comprises a substantial principally stone built former dwelling house built circa 1850 which has been latterly utilised as beauty rooms and spa. The building offers excellent and well-presented accommodation over ground, first and basement levels, with a small spa area within the basement.

To the front of the building there is a forecourt area with a disabled ramped access and to the rear limited car parking.

The property is suitable for many commercial users, currently retail but with potential for conversion into residential subject to any necessary consents or a combination of residential and commercial.

LOCATION

The property stands in a prominent and elevation position within Oxford Road, the A651 close to Gomersal Hill Top. There are several surrounding commercial premises including a pharmacy together with a hairdressers and other users together with opposite a large Co-operative retail unit and garage.

The building is well located and enjoys a substantial catchment area lying approximately a mile and a half from Birstall and Cleckheaton Town Centres respectively, and five miles from Bradford, and approximately 3 miles from Dewsbury. The property stands in the heart of the central West Yorkshire conurbation within the Kirklees Metropolitan area occupying part of the heavy woollen district, being served by local amenities and facilities, and enjoying excellent access to the M1 and M62 motorways.

ACCOMMODATION

GROUND FLOOR

Entrance/reception	4.588m ² /49ft ²
Salon No. 1 to left hand side	18.97m ² /204ft ²
Salon No. 2 to right hand side	20.52m ² /221ft ²
Kitchen	5.871m ² /61ft ²
To rear right with range of fitted base units and wall cupboards and Valliant Combi central heating boiler.	
Rear Hall	
Store off with hot water cylinder	0.924m ² /10ft ²
Disabled toilet with low flush WC, wash hand basin, extractor fan, emergency lighting	3.575m ² /38ft ²

BASEMENT

Spa room	15.63m ² /168ft ²
Ceramic tiled floor and walls. Fitted Jacuzzi spa and sauna.	
Lobby	1.78m ² /19ft ²
Store off	3.379m ² /36ft ²

FIRST FLOOR

Treatment Room No. 1	9.99m ² /108ft ²
Lobby	
Treatment Room No. 2	9.88m ² /106ft ²
Tanning Studio	8.371m ² /90ft ²
Treatment Room No. 3	9.083m ² /98ft ²
Treatment Room No. 4	9.29m ² /100ft ²

TOTAL FLOOR SPACE

Ground/First Floor	115.85m ² /1247ft ²
Basement	19.97m ² /115ft ²

TOTAL

BUSINESS RATES

The property is assessed for rates in the 2022 Rating List as shop and premises at £10,500.

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

Interested parties should satisfy themselves that any proposals for the property are acceptable by way of enquiry to the Local Planning Authority at Kirklees Metropolitan District Council on 01484 221000, Planning Department.

LEGAL COSTS

Each party will be responsible for their own legal costs in relation to the disposal and/or acquisition.

THE SITE

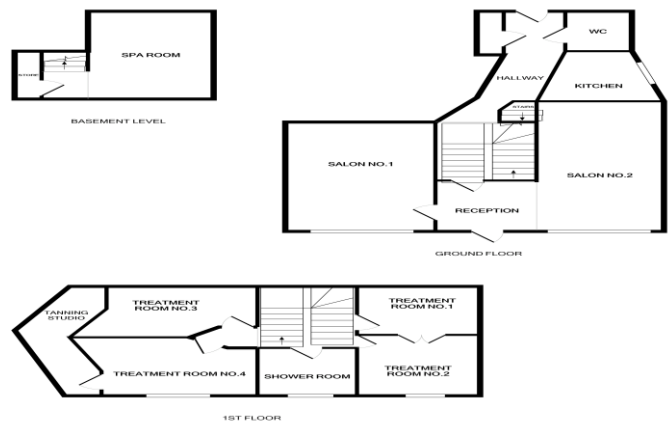
The property essentially is occupied by the buildings together with one reserved car parking space to the rear.

VIEWING

Strictly by prior telephone appointment through the agents.

Contact: Lucy Hicken Tel No. 01924 299494 (option 3)

lucyh@holroydmiller.co.uk



Whilst every effort has been made to ensure the accuracy of the floor plans contained here, measurements of areas, volumes, heights and other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. The information is for guidance only and should not be relied upon for any legal proceedings or related. The information is for guidance only and should not be relied upon for any legal proceedings or related. The information is for guidance only and should not be relied upon for any legal proceedings or related.

ENERGY EFFICIENCY RATING

There is an Energy Performance Certificate in respect of the building with an Energy Rating of D76 and copy Certificates are available for inspection from our office.

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