



# holroyd miller

Commercial



## **FOR SALE WITH VACANT POSSESSION 47 HUDDERSFIELD ROAD, MIRFIELD WF14 8AE**

A PROMINENT DETACHED BUILDING COMPRISING OFFICE/RETAIL SPACE AT GROUND FLOOR OFFERING AMOUNTING TO 1298 SQFT WITH ADDITIONAL BASEMENT STORAGE OF 450 SQFT. TOGETHER WITH AT FIRST FLOOR A HIGH QUALITY SELF CONTAINED 3 BED APARTMENT OF 1377 SQFT.

## **OFFERS IN THE REGION OF £425,000**

01924 299494

## DESCRIPTION

An attractive Victorian building the ground floor of which was once occupied by Barclays Bank and, as a result, benefits from DDA access and strong rooms. The ground floor and basement areas have been let to an educational institute, offering tuition services to the local community, but are to be vacated and offered with vacant possession.



The high-quality apartment is self contained and also to be offered vacant and would be suitable for either an owner occupier or as an investment. The flat was refurbished to a high standard and offers spacious 3 bedroom accommodation amounting to 128m<sup>2</sup>/ 1377ft<sup>2</sup>. The apartment boasts Rhodesian teak parquet flooring and original coving throughout, giving it an elegant feel.



## LOCATION

The property is prominently located fronting the A644 Huddersfield Road within Mirfield town centre. There are a variety of surround shops, cafes and offices together with nearby residential units. Mirfield is a town in the Metropolitan Borough of Kirklees. The town had a population in the 2021 Census of 19,774 and much of the town serves as a dormitory for the larger centres of Leeds, Huddersfield and Dewsbury and is a popular residential area. Mirfield is on the main Trans Pennine rail link between Manchester and the station is within a quarter of a mile. Huddersfield is four miles away and Leeds centre is sixteen miles north east. Junction 25 of the M62 is approximately four miles from the property.

## ACCOMMODATION

FLOOR	DESCRIPTION	SIZE
GROUND FLOOR OFFICES	Comprising main office to front with stepped and disability access points. Front corner office together with a collection of private offices, kitchen, toilets, and stores including strong room	120.4m <sup>2</sup> /1298ft <sup>2</sup> (Net)
BASEMENT STORAGE	Two main rooms.	41.8m <sup>2</sup> /450ft <sup>2</sup>
FIRST FLOOR APARTMENT	High quality period accommodation with spacious hall, lounge, kitchen, 3 bedrooms and bathroom.	128m <sup>2</sup> /1377ft <sup>2</sup>
<b>TOTAL AREA</b>		<b>290.2m<sup>2</sup>/3125ft<sup>2</sup></b>



## GROUNDS

There is a small area of land to the front allowing pedestrian access to the offices. To the rear there is a yard offering parking for 2 to 3 cars along with a storage outbuilding amounting to 13.2m<sup>2</sup>/ 142ft<sup>2</sup>, with the potential for a variety of uses.





### **BUSINESS RATES AND COUNCIL TAX**

The commercial property has a rateable value of £10,250. The standard rating multiplier for the year 2024/2025 is 0.546. The small business multiplier is 0.499. More information in respect of rates can be obtained from the appropriate Local Authority and the Valuation Office Agency website, [www.voa.gov.uk](http://www.voa.gov.uk). The flat is assessed for Council Tax in band A.

### **VAT**

The property is not presently elected for VAT and the seller reserves the right to elect the property if they choose to do so.

### **SERVICES**

The two elements of the property are serviced separately. Each has its own gas, electricity and water supplies. Each is heated by independent gas central heating systems.

### **PURCHASE PRICE**

The freehold of the property is available and offers are invited in the region of £425,000.

### **ENQUIRIES AND VIEWINGS**

By prior telephone appointment through the Agents.

Contact:

Alfie Sullivan – Tel: 01924 299494 (Option 3)

Email: [alfie@holroydmiller.co.uk](mailto:alfie@holroydmiller.co.uk)

Or

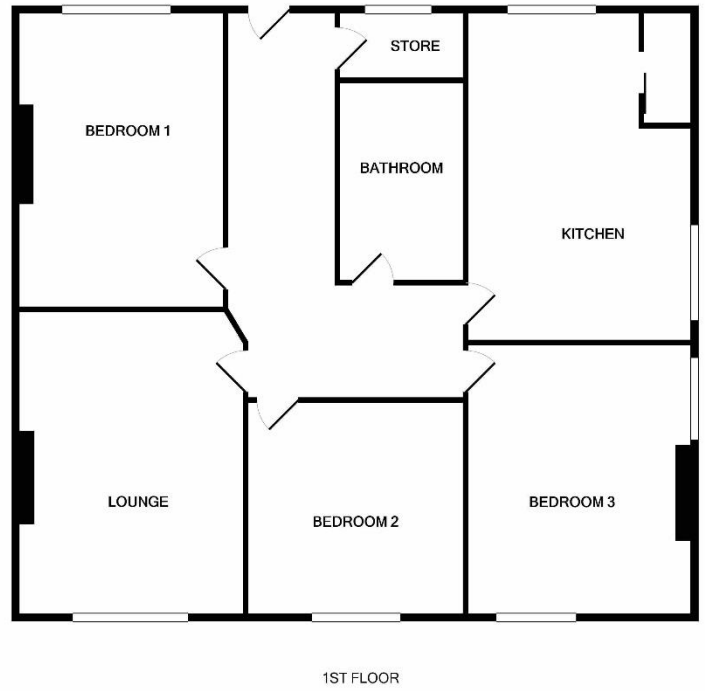
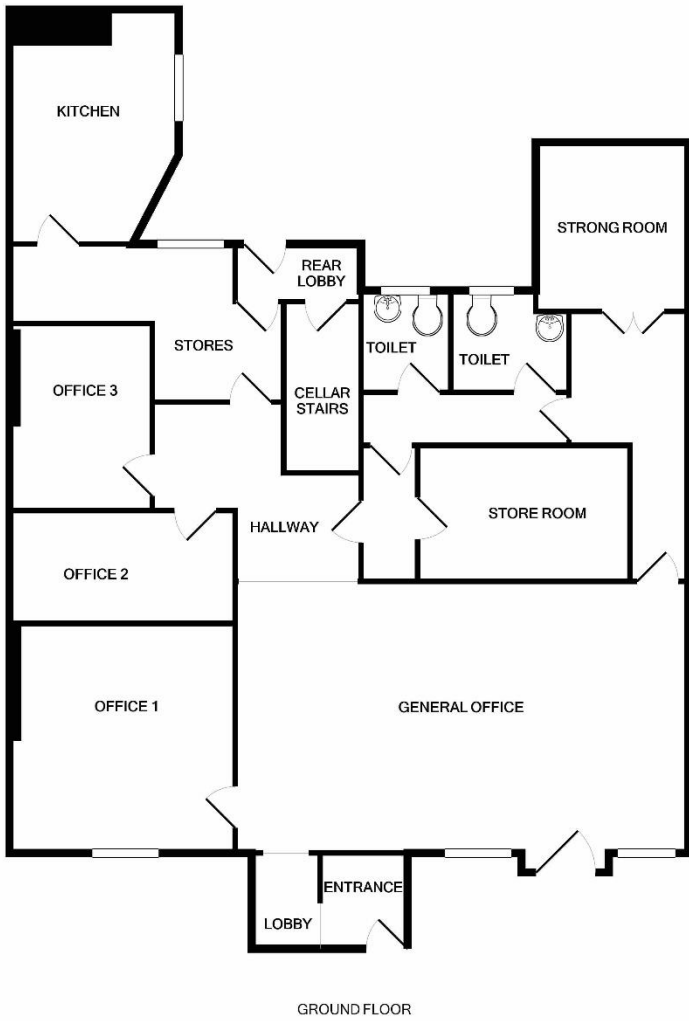
Jonathan Kidd – Tel: 01924 299494

Email: [jonathan@holroydmiller.co.uk](mailto:jonathan@holroydmiller.co.uk)

### **ENERGY EFFICIENCY RATING**

The flat has an Energy Efficiency Rating in band D and the commercial element within band E. Copies of the certificates are available on request.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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