



holroyd miller

Commercial



FOR SALE

**PREMISES WITH LIVING ACCOMMODATION &
RETAIL UNIT**

BUSINESS PREMISES TOGETHER WITH A FOUR BEDROOM HOUSE WITH FORECOURT TO FRONT
AND GARDEN TO REAR AMOUNTING TO A GROSS FLOOR AREA OF 209.3M²/2,251FT²

OFFERS OVER £225,000

01924 299494

DESCRIPTION

The property comprises a detached shop and living accommodation arranged across three storeys. The original property dates back to the 1900's with latter day extensions. The gross floor space amounts to approximately 209.3m²/2,251ft². The lower ground floor benefits from a former kitchen, dining area, lounge, store, bedroom/playroom, shower room and conservatory. The ground floor consists of the retail area, kitchen and lounge/stores. The first floor comprises of three additional bedrooms and a bathroom. Outside there is a small forecourt to the front with parking space to the side and garage. To the rear of the property is a lawned garden with access from the conservatory.

LOCATION

The property stands on the south western side of Heckmondwike Road facing north east. Heckmondwike Road the B6117 provides a secondary link between Dewsbury and Heckmondwike and benefits from considerable passing vehicular traffic. The surrounding area is residential. The shop is within a mile of Dewsbury Town centre and approximately 2 miles from Heckmondwike. Dewsbury offers excellent transport links to the surrounding larger towns of Huddersfield, Wakefield, Leeds and Bradford.

ACCOMMODATION

ELEMENT	SIZE
LOWER GROUND FLOOR	
Former Kitchen	11.9m ² /128ft ²
Dining area	8.75m ² /94.2ft ²
Lounge	18.38m ² /197.8ft ²
Store	6.62m ² /71.3ft ²
Shower Room	
Bedroom 4/Playroom	18.29m ² /196.8ft ²
Conservatory	18.5m ² /199.6ft ²
GROUND FLOOR	
Retail unit	45.15m ² /486ft ²
Lounge/stores	18.3m ² /197ft ²
Kitchen	12.6m ² /135.5ft ²
FIRST FLOOR	
Bedroom 1	5.22m ² /56.2ft ²
Bedroom 2	9.49m ² /102.2ft ²
Bedroom 3	14.83m ² /159.6ft ²
Bathroom	
GROSS AREA	667.9m²/7,189ft²

BUSINESS RATES

The business rates for the commercial element of the building is £5,300 per annum. The standard rating multiplier for the year 2023/2024 is 51.2p in the pound (0.504). The small business multiplier is 49.1p in the pound (0.491). Individual occupiers may also benefit from small business rate relief and transitional relief. More information in respect of rates can be obtained from Kirklees or the Valuation Office Agency website, www.voa.gov.uk.

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

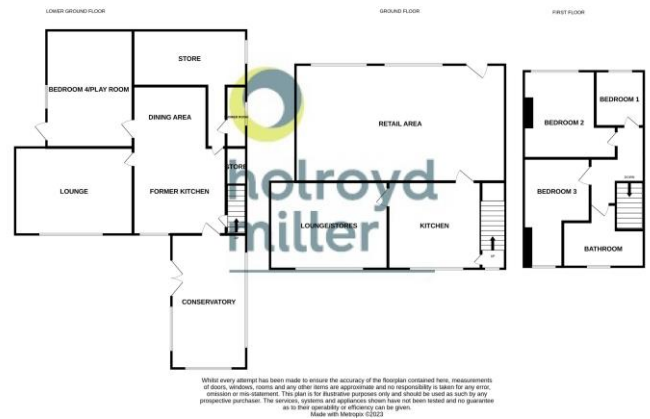
The commercial property was last used as a general convenience store and should fall within Class E of the Town & Country Use Classes Order as amended. The property would be suitable for a variety of uses subject to any necessary planning consent. Interested parties should satisfy themselves by way of enquiry to the Local Authority, Kirklees Metropolitan District Council that their proposed use is acceptable.

PURCHASE PRICE

The freehold of the property is available at offers over £225,000.

VIEWING

By prior telephone appointment through the agents.
 Contact: Lucy Hicken Tel 01924 299494 (Option3)
 Email: lucyh@holroydmiller.co.uk
 Jonathan Kidd Tel 01924 299494 (Option3)
jonathan@holroydmiller.co.uk



ENERGY EFFICIENCY RATING

The property has an Energy Efficiency Rating of D95 and full report is available on request.

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