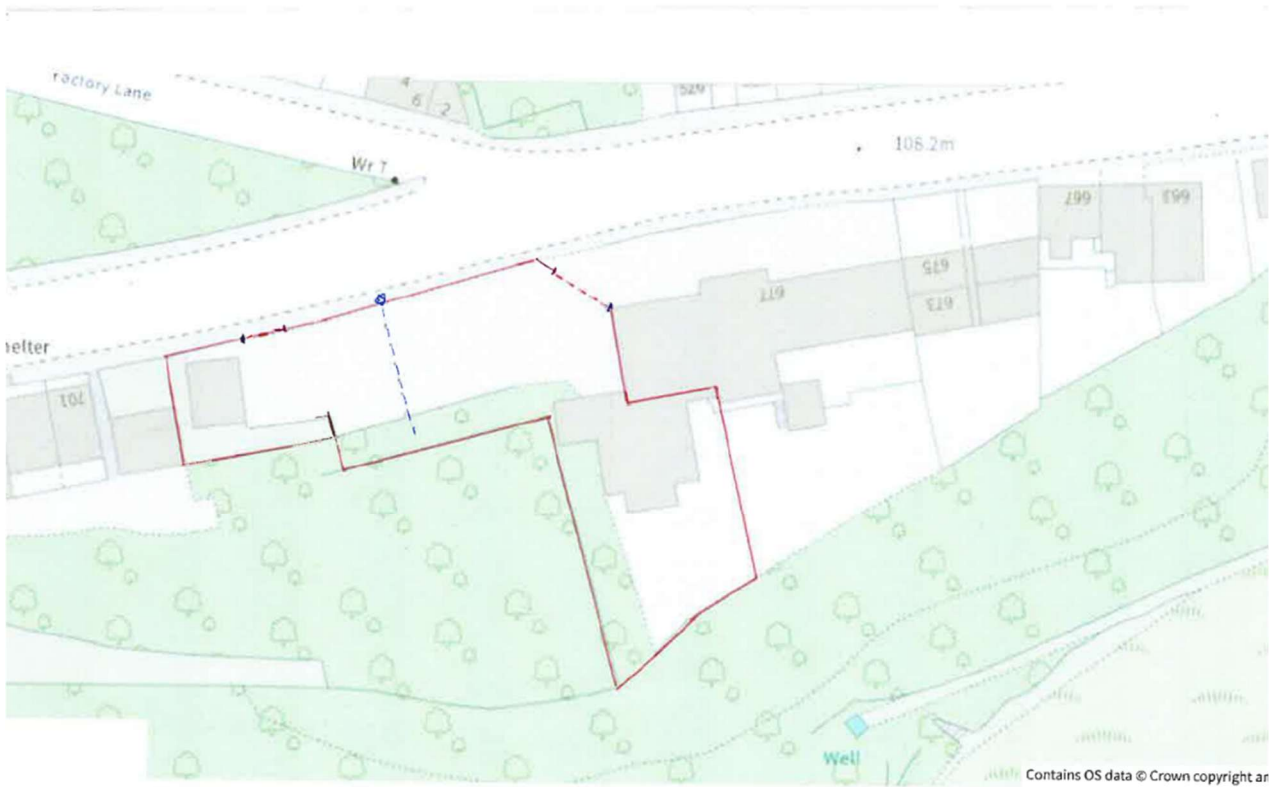




679 MANCHESTER ROAD, MILNSBRIDGE, HD4 5SF



PROPERTY DESCRIPTION

OF INTEREST TO DEVELOPERS, OWNER OCCUPIERS OR INVESTORS

OPPORTUNITY TO PURCHASE A PROMINENT ROADSIDE SITE SITUATED ON A62 MANCHESTER ROAD
EXTENDING TO APPROX 0.36 ACRES WITH TWO COMMERCIAL BUILDINGS TOTALLING 2,395 SQ FT
(233.51 SQ M)

£425,000

LOCATION

Situated on A62 Manchester Road, Milnsbridge, the main trunk road linking Huddersfield to Manchester. The site sits within a high-density residential area with Huddersfield town centre is approximately 1.5 miles to the east.



PROPERTY

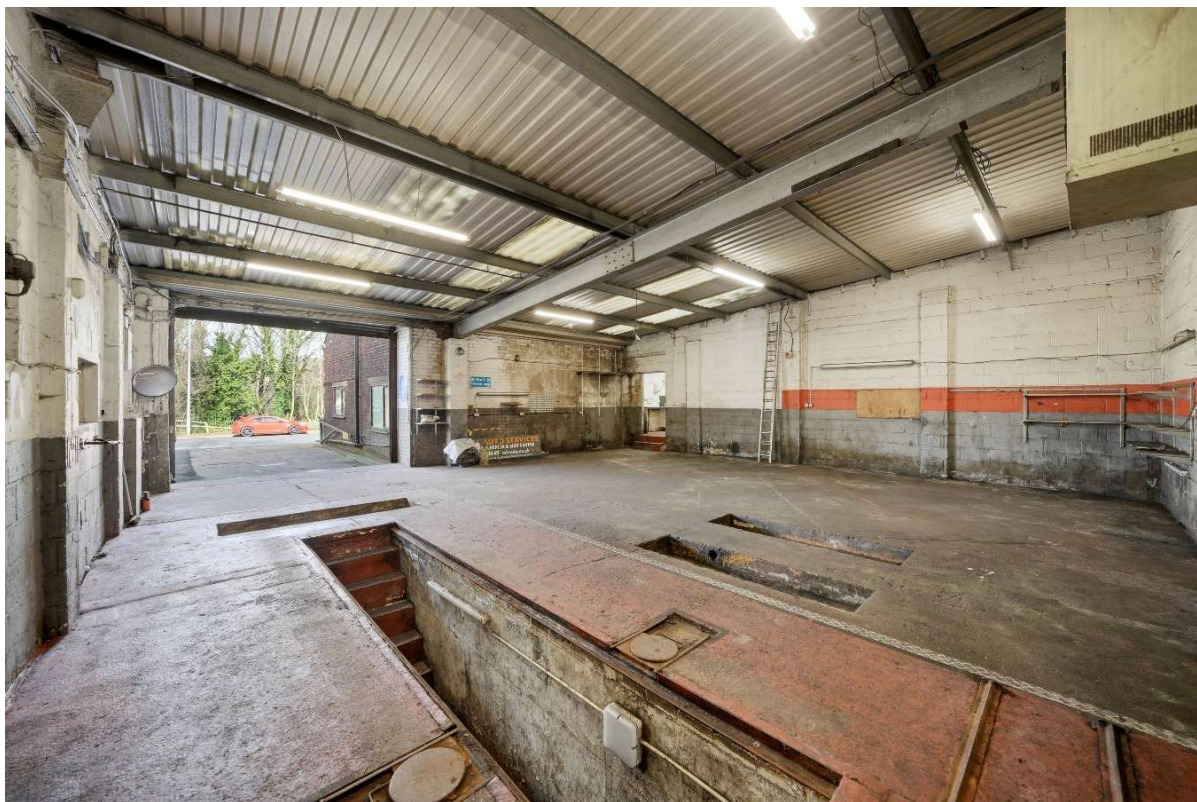
With high volumes of daily traffic, the site has a prominent roadside frontage to the A62. There are two entrances into the site and two commercial buildings sitting at either end.

At the bottom of the site sits a good size workshop building. The property has a full height roller shutter door giving access into a large open plan workshop. Having been used as an MOT garage previously there are two inspection pits, store to the side and rear. There is a reception and office area which has own pedestrian access and kitchenette and W.C facilities. A pedestrian door gives access to the rear. The unit has a gross internal area of 1,880 sq ft (174.51 sq m).

The second building at the top of the site is a modern detached workshop with two roller shutter doors and pedestrian door. The unit is of steel portal frame construction with metal profile cladding and concrete floor having a gross internal area of 515 sq ft (47.89 sq m). This unit has short term income of £13,000 per annum.

There is a large yard area which is shared between buildings, each having their own entrance from Manchester Road. The yard is predominately tarmac surface and is securely gated and fenced to Manchester Road.











TENANCIES

Further information is available upon request.

BUSINESS RATES

Any interested party requiring further information is advised to speak to the Local Authority.

PRICE

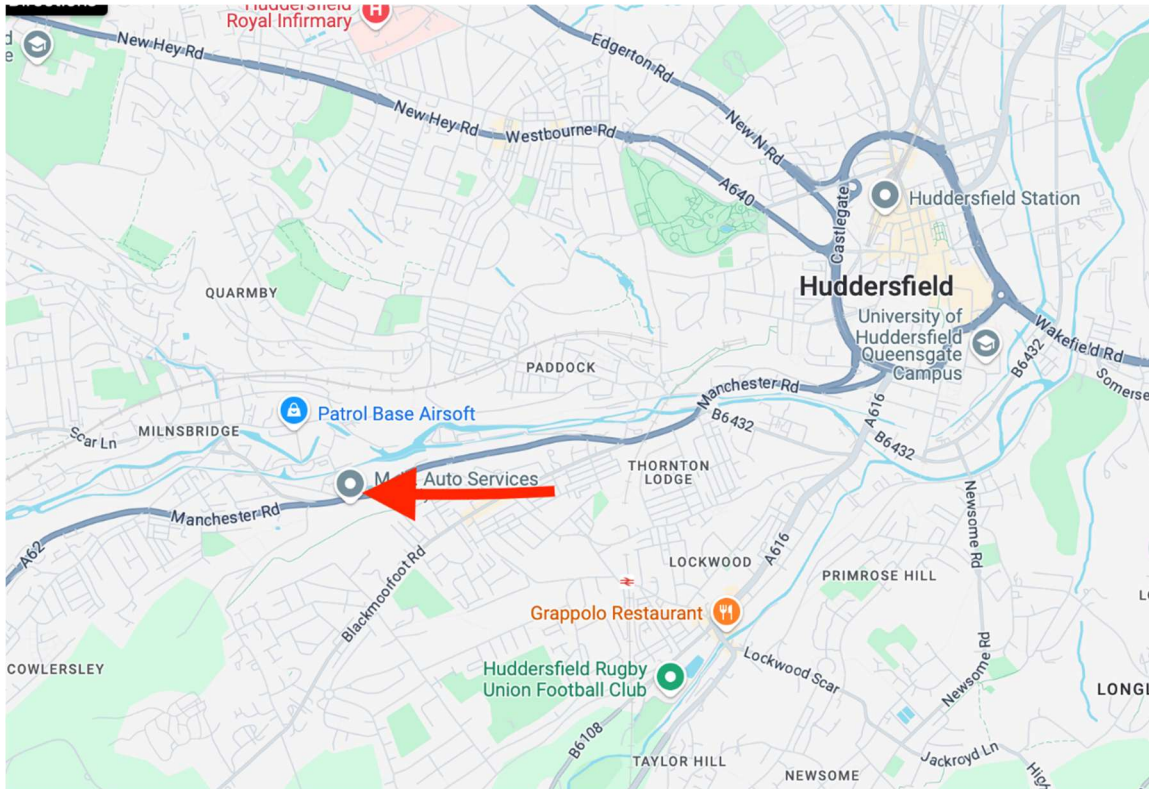
£425,000.

VAT

VAT is not applicable on the purchase price.

VIEWING

Viewing strictly by appointment only. For further information or to arrange an appointment to view please contact Gina Powell or Heidi McElhatton.
(Gina.Powell@simonblyth.co.uk/Heidi.Mcelhatton@simonblyth.co.uk)



ADDITIONAL INFORMATION

EPC rating – E

Property tenure – Freehold

Local authority – Kirklees Council

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main 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 in situ 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

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



MAIN CONTACTS

T: 01484 651878

W: www.simonblyth.co.uk

E: Huddersfield@simonblyth.co.uk

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7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

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Sunday - 11:00 to 14:00



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