

FOR SALE BY AUCTION

**14 Chancery Lane
Huddersfield
HD1 2DT**

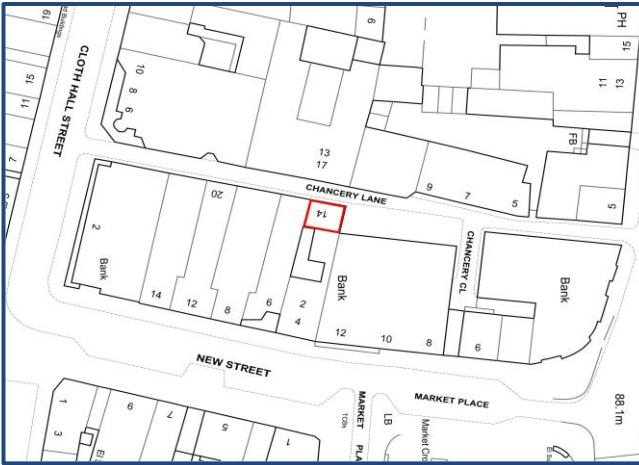
- Grade II Listed town centre premises
- Renovation/conversion opportunity
- Adjoining NatWest Bank
- Potential for various uses S.T.P.P
- 636 ft² (59.18 m²)
- Potential Business rates exemption *



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Please note: Site Plan is for I.D purposes only. Please refer to legal pack for title plan. Ordnance Survey © Crown Copyright. All rights reserved. Licence No. 100019241.

Location

Chancery Lane runs parallel and to the rear of New Street, one of the main shopping areas in Huddersfield Town Centre. Surrounding buildings are predominantly commercial and the property adjoins the rear of Natwest Bank.

Description

Grade II listed stone built commercial property extending to 636 sq ft (59.18 sq m) and forming the top two floors on this 3 storey building, plus ground floor former outside WC. The property requires some renovation but would make an ideal town centre office/studio or student let subject to the appropriate planning and listed building approvals

Accommodation

The Total Approximate Gross internal floor areas are:

	M ²	Ft ²
First floor	29.59	319
Second floor	29.59	319
Total Approximate GIA	59.18	636

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Services

Please refer to legal pack.

Business Rates

Shop and Premises – Rateable Value £2,125

*NB: The property may be exempt Business Rates under The Small Business Rates Relief Scheme subject to qualifying conditions. The building is listed and will be exempt Business Rates whilst vacant.

Planning

For all planning enquiries contact Kirklees Council Planning Services on 01484 414746 or email dc.admin@kirklees.gov.uk

Tenure

Freehold with vacant possession.

Solicitors

Kirklees Council Legal Services
High Street Buildings
High Street
Huddersfield
HD1 2ND
Contact: Andrew Hoyle – Senior Legal Officer
Tel: 01484 221000
Email: andrew.woyle@kirklees.gov.uk

Viewing

For viewing arrangements please contact the agent:

Ross Thornton

Direct Line: 01484 477600
Email: ross.thornton@walkersingleton.co.uk

Guide Price

£25,000 - £35,000

Seller's Fees

Seller's fees apply to this lot at £500.

Auction Venue

The Cedar Court Hotel, Ainley Top, Huddersfield HD3 3RH
Date: 15th March 2018 commencing at 7pm.

IMPORTANT NOTICE TO BIDDERS

If you intend to bid at the auction you **MUST** provide two forms of identification. Passport or Drivers Licence **AND** proof of current address. A bidder number will not be provided without satisfactory forms of I.D.

Ref: 37166/Feb-18



Oak House, New North Road, Huddersfield, HD1 5LG

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