

FOR SALE

Lambert
Smith
Hampton

Vacant Retail and Residential Opportunity

On the instructions of The Joint LPA Receivers

86 Sheepridge Road, Sheepridge, Huddersfield, West Yorkshire HD2 1HG



Retail - 127 Sq M (1,364 Sq Ft) NIA | Resi – 48 Sq M (516 Sq Ft) GIA

- ✓ Ground floor vacant former off license and post office with ATM machine
- ✓ Self-contained two bedroom residential flat to the first floor
- ✓ Includes adjacent parcel of land extending to 0.02 Ha (0.06 Acres)
- ✓ EPC – D – 91
- ✓ Well located on Sheepridge Road

Lambert Smith Hampton

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LOCATION

The subject property is situated approximately 2 miles north east of Huddersfield town centre on the south side of Sheepridge Road opposite its junction with Wiggan Lane in a residential area known as Sheepridge.

The immediate area is a local retail centre along with the adjacent shopping parade a mix of services including hot food takeaways, taxi office and a pharmacy. There is a residential flat development opposite the subject property with residential to the rear and adjacent.

Huddersfield town centre is approximately 15 miles west of Wakefield, 16 miles south of Bradford, 18 miles north west of Barnsley and 21 miles south west of Leeds.

DESCRIPTION

The subject property comprises a detached, rendered brick built part two storey building providing a vacant ground floor retail unit that was previously been used as a post office and off license with ancillary accommodation and a first floor self-contained two bedroom residential flat.

The ground floor retail unit is clad with a stone frontage and situated beneath a hipped flat roof with the original part of the building incorporating the first floor flat beneath a pitched slate covered roof.

Internally, the ground floor accommodation has a stepped access and provides a sales area and counter of standard fit out having plastered painted walls, fluorescent strip lighting, vinyl flooring with a timber framed single glazed shop front with security roller shutters to Sheepridge Road.

To the rear of the ground floor is a partitioned store room and also incorporates a WC facility.

The first floor flat is accessed through the shop and via an external timber door to the side of the front elevation of the retail unit and via an external staircase to a first floor door and provides two bedrooms, kitchen and bathroom / WC.

ACCOMMODATION

The premises benefit from the following areas:

Floor Areas	Sq M	Sq Ft
Retail (NIA)	127	1,364
Residential (GIA)	48	516
Total Site Area	0.05 Ha	0.11 Acres



BUSINESS RATES

The premises has a rateable value of £8,900. Interested parties are advised to make their own enquiries to the local planning authority.

The residential element of the property falls within Council Tax Band A of the relevant Local Authorities.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of 91 (Band D). A copy of the Report and Certificate are available on request.

TENURE

The freehold title will be transferred on completion.

TERMS

The freehold interest of the subject premises is available for offers in excess of £125,000 excl.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

SALE BY LPA RECEIVERS

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment

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