

For Sale

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Subject to Contract



Description

The property fronts Bradford Road, Cleckheaton, located 5 miles to the north of Dewsbury.

The subject property was formerly utilised as a bank and extends over basement, ground and first floors. The property would be suitable for a number of uses (subject to planning). Neighbouring retailers include Wetherspoons, Home Bargains and Dominos.

Accommodation

Floor Areas	Sq m	Sq ft
Basement	39.48	425
Ground Floor	95.78	1,031
First Floor	45.62	491
Total	180.88	1,947

Tenure

We are advised the premises are held freehold.

Price

Offers in excess of £150,000

Business Rates

Rateable Value: £15,250

UBR 2018/19: 48.8p

Interested parties should make their own enquiries with the Local Authority.

Planning

The premises benefit from planning consent for A2 use (Financial & Professional Services).

Legal Costs

Each party to bear their own legal and professional costs incurred in any transaction.

EPC

An Energy Performance Certificate is available upon request.

VAT

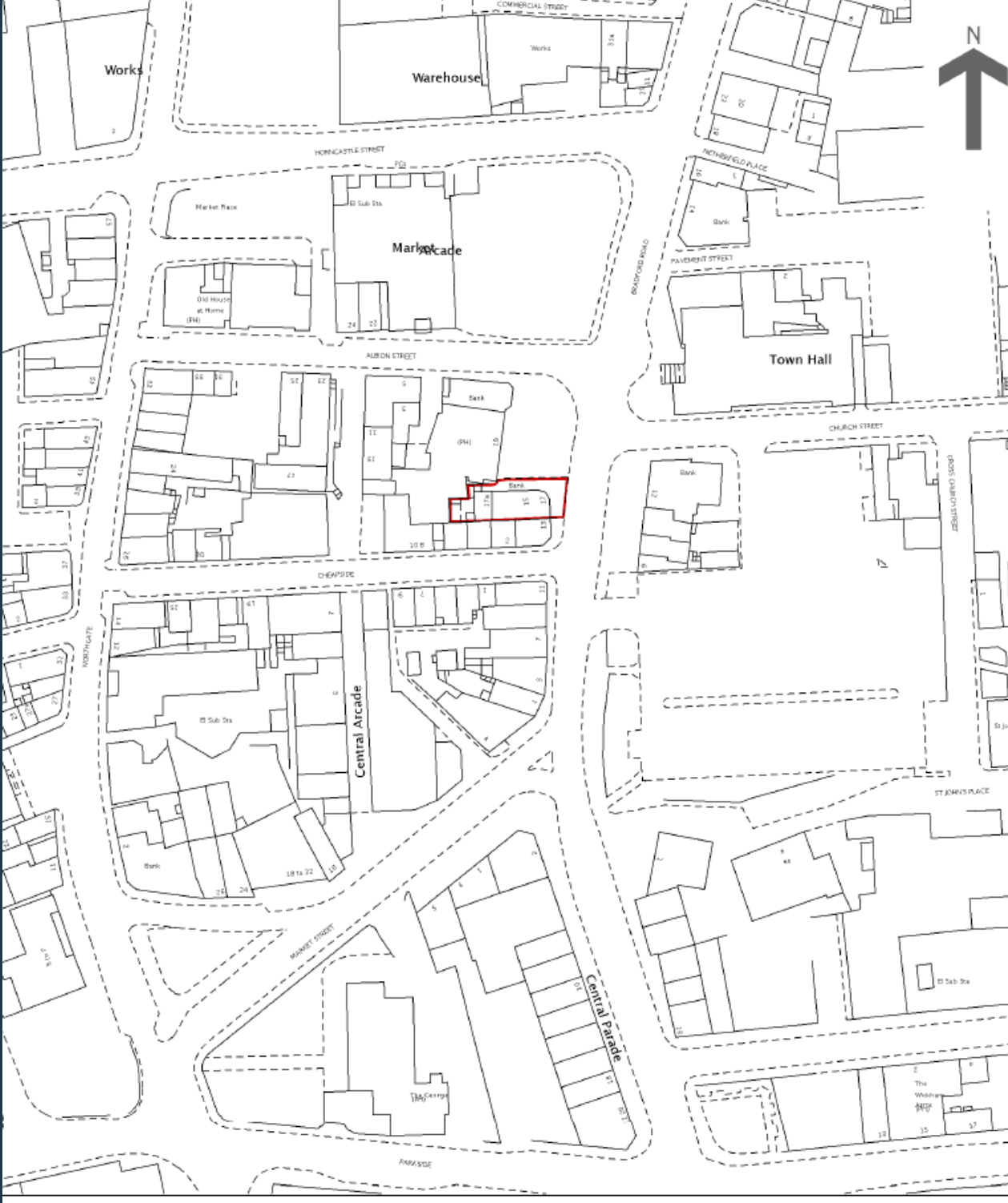
VAT, if applicable will be charged at the standard rate.

HM Land Registry
Official copy of
title plan

Title number **WYK935204**
Ordnance Survey map reference **SE1925SW**
Scale **1:1250**
Administrative area **West Yorkshire : Kirklees**



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