

Walker Singleton

FOR SALE

John Beaumont
Riverside Mill
Firth Street
Huddersfield
HD1 3BD

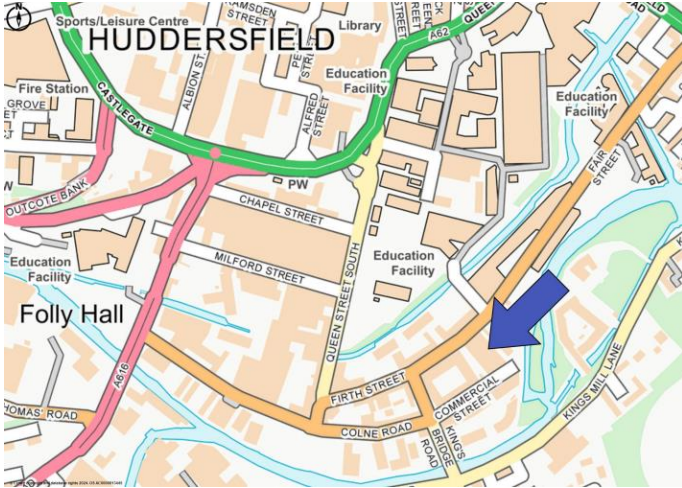
- Substantial Industrial Property
- 18,525 ft² (1,721 m²)
- Drive-in loading access
- On-site parking provision
- Potential for development, subject to planning



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Location

The property is located and fronts Firth Street, in a mixed commercial and residential area, less than 0.9 kilometres south of Huddersfield town centre and within easy access to Wakefield Road and Manchester Road.

Description

The property comprises a single-storey, red brick industrial building beneath a pitched roof incorporating roof lights. The floor is concrete throughout, and vehicular access to the unit is available.

The property benefits from multiple car parking spaces.

Electricity is connected to the property. Please note that this has yet to be tried or tested, and interested parties are advised to satisfy themselves regarding suitability and condition.

The Site

The property has a total site area of approximately 0.61 acres (0.25 hectares). The buildings stand centrally on the site, with two side yards on either side.

Development and Planning

The site has potential scope for development, subject to planning.

Accommodation

The total approximate gross internal floor areas are:

	ft ²	m ²
Warehouse	18,525	1,721
Total approximate GIA	18,525	1,721

Please note that the final sizes are subject to site measurement. All measurements have been taken in compliance with the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Guide Price

We are instructed to seek offers of around £765,000 (Seven Hundred and Sixty Five Thousand Pounds), Subject to Contract and exclusive of VAT.

Tenure

The property is held on a long leasehold title. Details of which are available upon request from the agent.



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

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Energy Performance

The property has an EPC rating of F (146).

Rateable Value

The property has been assessed for business rates and has a Rateable Value of £29,500.

VAT

VAT is applicable on the sale price.

Legal Fees

Each party is to be responsible for their own legal costs.

Anti-Money Laundering Regulations

The purchaser will be required to satisfy the vendor's standard AML requirements.

Viewing

For further information or to arrange a viewing, please get in touch with the sole agent:

Lily Garside

Direct Line: 01484 477600

Email: lily.garside@walkersingleton.co.uk

Hector Nelson

Direct Line: 01484 477600

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