



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

MULTI OCCUPIED INCOME PRODUCING INVESTMENT

**STONEBOW HOUSE, 99-101 NORTHGATE,
ALMONDBURY, HUDDERSFIELD, HD5 8UU**

394 m² (4,240 sq ft) on 0.16 acres



- Multi occupied part commercial part residential investment property currently generating £38,640 per annum exclusive
- Well located within the Conservation Area of Almondbury village centre only a short distance from Huddersfield
- Well maintained Grade II Listed three storey building with surfaced car park

0113 2348999

Location

Stonebow House is situated on the eastern side of Northgate, in the centre of Almondbury. Almondbury continues to be an attractive village centre with occupiers including a Co-operative convenience store nearby.

Almondbury is approximately 1.5 miles south east of Huddersfield town centre and west of Fenay Bridge. Northgate connects into various roads linking to the A629 Penistone Road which links Huddersfield town centre with the M1 motorway and South Yorkshire area.

Northgate principally comprises commercial uses with significant residential nearby.

Description

Stonebow House comprises a substantial Grade II Listed three storey stone built and part lower ground floor commercial and residential building under a pitched stone slate covered roof.

The building has been adapted over an extended period to provide retail/commercial uses at ground and part first floor with residential in the remainder of the building, which is situated within the local Conservation Area.



Externally, accessed off Northgate, to the rear of Stonebow House is a surfaced car park providing parking along with a bin store area.

Total Site Area 0.066 ha (0.162 acres) or thereabouts

Accommodation

Lower ground floor 90m² (970 sq ft)
Comprising part commercial and a single apartment (includes access to the rear).

Ground floor 126m² (1,359 sq ft)
Comprising two commercial/retail units.

First floor 118m² (1,269 sq ft)
Comprising part salon along with two apartments.

Second floor 60m² (642 sq ft)
Comprising two second floor apartments with staircase access.

Net Internal Floor Area 394m² (4,240 sq ft)

Services

We are advised Stonebow House benefits from mains water, sewer drainage, gas and electricity along with individual appliances including central heating to some of the commercial space. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Rating

We are advised by Kirklees Metropolitan Council the commercial units are separately assessed as follows:-

Unit 1 (Forget Me Not Trust)	RV £5,300
Unit 2 (The Green Almond)	RV £3,650

The National Uniform Business Rate for 2016/17 is 49.7p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the local authority, Kirklees MC 01484 221000.

Energy Performance Certificate

An Energy Performance Certificate (EPC) has been commissioned and is available upon request.

Tenancies

Stonebow House comprises three commercial occupiers generating a current income of £20,880 per annum exclusive (from Forget Me Not Trust, The Green Almond and hairdressers).

In addition, the five apartments generate income of £17,760 per annum exclusive and there is further vacant space at lower ground floor level which requires refurbishment to generate income.

Current Gross Income £38,640 per annum exclusive

A detailed breakdown of all tenancies/rents within Stonebow House is available upon request.

Price

Seeking offers in excess of £400,000.

VAT

All rents and prices are quoted exclusive of VAT and VAT to be charged at the appropriate rate, if applicable.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

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Our Ref: 1196/A/M
Updated November 2016

Subject to Contract



Michael Steel & Co
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Michael Steel & Co conditions under which particulars are issued

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