



Michael Steel & Co  
PROPERTY CONSULTANTS

Re-available following Abortive Negotiations

**FOR SALE**

## **SEMI DETACHED DWELLING & RETAIL/COMMERCIAL UNIT**

**7 DOCTOR LANE/2 NETTLETON ROAD,  
MIRFIELD, WEST YORKSHIRE, WF14 8DP**

Retail/Commercial Unit (2 Nettleton Rd) 10m<sup>2</sup> (106 sq ft)  
plus 4 bed terrace property



- Large 4 bedroom semi detached dwelling requiring refurbishment (and potential to split into two dwellings)
- Conveniently located immediately adjacent Doctor Lane Health Centre and only a short distance from A644 Huddersfield Road
- Small vacant retail/commercial unit (recently vacated by Toy Shop) offering interesting development/investment opportunity

**0113 2348999**

## Location

The property is situated on the busy junction of Nettleton Road (which leads into the Battyeford area of Mirfield) with Doctor Lane only a short distance from the intersection of Doctor Lane with the main A644 Huddersfield Road. The A644 links junction 25 of the M62 (Brighouse) and Dewsbury town centre via the centre of Mirfield (which includes a recently constructed large Lidl superstore as well as both Tesco convenience store and Co-op supermarket).

Adjacent the property is the main Health Centre in Mirfield and the immediate area is principally residential with some commercial/retail units.

## Description

The house on Doctor Lane comprises a stone built four bed semi detached dwelling which does have potential to be split to create a 1 bed terrace along with a 3 bed terrace/semi detached dwelling.

The premises also include 2 Nettleton Road which is a small single storey commercial/retail unit adjacent the gable end of the subject property.

Externally the property does include a rear yard/potential garden area which could be accessed off Nettleton Road (with the demolition of the garage to the side of 4 Nettleton Road).



## Accommodation

### Ground Floor

Living room 1	4.39m x 3.8m
Kitchen 1	3.51m x 2.34m
Living room 2	4.60m x 3.91m
Kitchen/diner	4.72m x 3.61m
Shower room	2.51m x 1.14m

### First Floor

Bedroom 1	3.53m x 2.59m
Bathroom	2.64m x 1.60m
Bedroom 2	4.34m x 2.59m
Bedroom 3	3.48m x 2.77m
Bedroom 4	3.53m x 2.34m

### Cellars

Retail/commercial unit (2 Nettleton Road) 4.80m x 2.06m

Comprising open plan retail/commercial space with access off Nettleton Road.

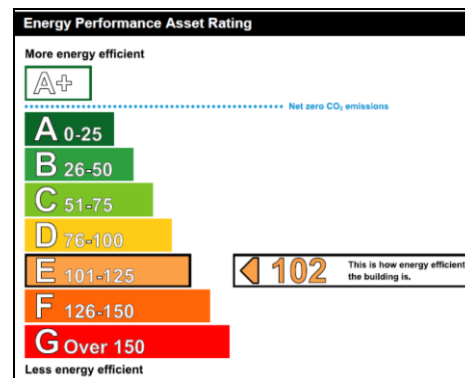
**Gross Internal Floor Area** 9.89m<sup>2</sup> (106 sq ft)  
(commercial/retail space)

## Services

We are advised the premises benefit from mains water, gas, electricity and sewer drainage along with individual appliances including heating and lighting. 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.

## Energy Performance Certificate

The commercial EPC for 2 Nettleton Road is as follows:-



## Price

Re-available following abortive negotiations and seeking offers in excess of £150,000.

## VAT

All prices are quoted exclusive of VAT (if applicable).

## Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

**Michael Steel & Co**  
Alec Michael  
Richard Barker

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**Our Ref: 2529/A/M**  
Updated May 2018

**Subject to Contract**



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