



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

**PROMINENTLY LOCATED
COMMERCIAL/GARAGE
PREMISES**

**19 OLDFIELD LANE, HECKMONDWIKE,
WEST YORKSHIRE, WF16 0JD**

466 m² (5,022 sq ft)



- Part single part two storey commercial premises including former funeral parlour and garage/workshop accommodation
- Conveniently located in Heckmondwike town centre with significant frontage to the main A638 High Street (leading to Dewsbury/Batley)
- Part Grade II Listed being suitable for a variety of commercial/industrial uses for owner occupation, development or investment

0113 2348999

Location

The former Fred Oades & Sons funeral premises are located in a highly prominent position with significant frontage to the A638 High Street with Oldfield Lane to the rear. The main access to the property/rear yard is off Oldfield Lane and the property is situated within Heckmondwike town centre immediately opposite 'Sammy's' Indian restaurant. Heckmondwike town centre includes a variety of retail/commercial operators including Greggs and the Red lion public house.

The premises are conveniently located for the majority of arterial routes serving the North Kirklees area with junction 27 of the M62 being approximately 4 miles to the north and junction 40 of the M1 approximately 7 miles to the east.

Description

19 Oldfield Lane comprises a predominantly two storey stone built former funeral parlour fronting High Street with a variety of workshops, garage facilities, offices and former cottages to the rear.



The offices comprise a mix of private and larger open plan office space, with reception area at ground floor along with kitchen and toilet facilities.

To the rear of the former funeral parlour there is a small loosely surfaced yard area providing access to two further workshops (with one benefitting from an inspection pit). The accommodation immediately above is accessed directly off Oldfield Lane by way of a loading door.

Accommodation

Workshop space 292.64m² (3,150 sq ft)

Comprising a variety of workshop/storage units being either single or two storey accessed either from the rear yard or directly off Oldfield Lane with various loading/garage doors.

Offices/former cottages 172.98m² (1,862 sq ft)

Comprising two storey former funeral parlour to the front and immediately to the rear the Grade II Listed former cottages (accessed off the rear yard).

Gross Internal Floor Area 465.58m² (5,011 sq ft)

Services

We are advised mains water, sewer drainage and electricity are connected to 19 Oldfield Lane along with individual appliances including 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.

Rating

We are verbally advised through our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

19 Oldfield Lane Chapel of Rest & Premises	RV £6,400
19a Oldfield Lane Workshop & Premises	RV £7,800

The National Uniform Business Rate for 2018/19 is 49.3p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

We are advised the premises have most recently been used as a funeral parlour with ancillary workshop/garage repair premises and should be suitable for a variety of industrial and commercial uses, subject to requisite planning. We are further advised the former cottages to the rear of the former funeral parlour are Grade II Listed.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 221000.

Energy Performance Certificate

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

Price

Seeking offers in the region of £245,000.

VAT

The price is quoted inclusive of VAT and to be charged at the appropriate rate, if applicable.

Legal Costs

Each party to be responsible for their own reasonable legal costs incurred in the completion of the contract.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 2685/A/M
July 2018

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.