



Michael Steel & Co
PROPERTY CONSULTANTS

**On the instructions of Auto Electrical Services (Halifax) Ltd
T/as N D Haigh Auto Electrical**

FOR SALE

**HIGHLY PROMINENT
WORKSHOP, TRADE COUNTER &
OFFICES WITH SECURE YARD**

**29, 31 & 33 THISTLE STREET,
OFF A62 LEEDS ROAD, HUDDERSFIELD,
WEST YORKSHIRE, HD1 6PU**

290m² (3,117 sq ft)



- Single storey workshop with self contained yard to the front along with two storey trade counter/office building
- Highly prominent on junction of Thistle Street with St Andrews Road only a short distance off A62 Leeds Road
- Increasingly infrequent opportunity to acquire property and/or the business

PRICE REDUCED

0113 2348999

Location

29, 31 and 33 Thistle Street is situated on junction with St Andrews Road, only a short distance from Huddersfield town centre. St Andrews Road is an extremely busy link road connecting the exceptionally busy A62 Leeds Road with the A629 Wakefield Road (effectively forming part of Huddersfield outer ring road).

The property is not only within walking distance of Huddersfield town centre but also a short distance from John Smiths Stadium (home to Premiership football team Huddersfield Town as well as Huddersfield Giants rugby league team).

Description

The premises have been occupied for many years by ND Haigh Auto Electrical which commenced trading in 1964 and were acquired by the current owners Auto Electrical Services (Halifax) Ltd in 2005 although continue to trade as ND Haigh Auto Electrical.

The business is available as well as the property in isolation and additional information regarding the business can be supplied by Mark Hodgson at Michael Steel & Co mark@michaelsteel.co.uk.

The premises comprise a single storey workshop which has been used for many years in conjunction with the Auto Electrical business in addition to the part two part single storey stone office/commercial building under a pitched slate roof. This currently provides a trade counter at ground floor along with office and ancillary space although could be suitable for alternative uses and/or occupied separately to the workshop.



Externally the premises benefit from a yard area immediately to the front of the workshop, accessed off Thistle Street, which does have palisade fencing along with a small forecourt to the front of the ground floor trade counter area.

Accommodation

Workshop/garage	130.08m ² (1,400 sq ft)
Ground floor counter/offices	60.83m ² (655 sq ft)
First floor office & ancillary space	51.15m ² (551 sq ft)
Rear stores	47.5m ² (511 sq ft)
Gross Internal Floor Area	289.56m² (3,117 sq ft)

Services

We understand the premises benefit from mains water, sewer drainage and electricity along with independent services including lighting and heating. 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 premises have been assessed with an EPC rating of D (93).

A copy of the EPC is available upon request.

Non Domestic Rating

We are advised part of the premises are currently assessed at rateable value £6,600 with the National Uniform Business Rate for 2018/19 being 49.3p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

We understand the premises have a long established use as an auto electrical workshop & trade counter with ancillary trade/offices although the premises could be suitable for a variety of industrial, quasi retail, trade or commercial uses.

We understand the premises secured a planning consent in 2016 for the conversion of the two storey section into two 2 bed terraced properties (application number 2016/62/91969/W). A copy of the consent and/or relevant plans can be provided upon request.

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

Tenure

We are advised the premises are part freehold part long leasehold.

Price

The property is offered with vacant possession seeking offers in the region of £295,000 for the part freehold part long leasehold interest.

The business is available by way of separate negotiations through Michael Steel & Co Plant & Machinery.

VAT

All prices are quoted exclusive of VAT.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

Tel: 0113 234 8999
alec@michaelsteel.co.uk
ben@michaelsteel.co.uk

Business Enquiries to Michael Steel & Co Plant & Machinery

Mark Hodgson

Tel: 0113 2348999
mark@michaelsteel.co.uk

Our Ref: 2465/A/M
Updated November 2018

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

0113 2348999
www.michaelsteel.co.uk

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.