



Michael Steel & Co
PROPERTY CONSULTANTS

Due to Relocation

FOR SALE

**HIGHLY PROMINENT
COMMERCIAL PROPERTY
WITH FIRST FLOOR FLAT**

**NUNBROOK HOUSE, 334 HUDDERSFIELD ROAD,
MIRFIELD, WEST YORKSHIRE, WF14 9DQ**

167m² (1,796 sq ft)



- Well presented ground floor office/commercial space with basement storage
- Self contained first floor apartment which could be occupied separately
- Prominently located with significant frontage to the main A644 Huddersfield Road connecting Mirfield town centre with J25 of M62 (Brighouse)

0113 2348999

Location

Nunbrook House is situated on the main A644 Huddersfield Road in Mirfield close to its intersection with Stocksbank Road. The area is mixed residential and commercial with the property benefitting from a prominent position adjacent the main A644.

Mirfield town centre is situated approximately 1 mile to the north east and situated between both Huddersfield and Dewsbury town centre in the centre of Kirklees. The property is well located for access to the motorway network with junction 25 of the M62 less than 3 miles.

Description

Nunbrook House comprises a prominent two storey stone building under a hipped tiled roof with commercial/office accommodation at ground floor, basement storage and the first floor currently used for residential (separately accessed).



Externally to the side of Nunbrook House there is a small yard area presently utilised for vehicle parking (two spaces) and the first floor is accessed via a stone staircase to the opposite side.

Accommodation

First floor apartment gross 65.69m² (707 sq ft)

Comprising kitchen with fitted units, lounge, bedroom with fitted wardrobes, toilet with WC and wash hand basin along with bathroom with shower and bath. Central heating radiators.

Ground floor gross 65.69m² (707 sq ft)

Comprising large general office with storage cupboards, kitchen area, toilets along with rear private office and central heating radiators.

Basement 35.49m² (328 sq ft)

Providing additional storage space

Gross Internal Floor Area 167.43m² (1,796 sq ft)

Services

We are advised Nunbrook House benefits from all main services including water, sewer drainage, gas and electricity. In addition there are independent appliances including lighting and gas fired central heating (to both ground and first floor). 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.

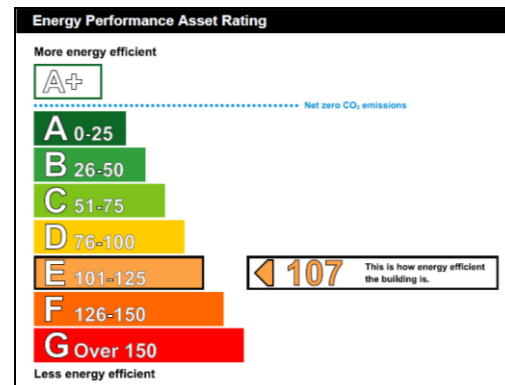
Non Domestic Rates

We understand the ground floor of Nunbrook House is assessed at Rateable Value £5,100 with the National Uniform Business Rate for 2018/19 being 49.3p in the £, ignoring transitional phasing relief and allowances to small businesses.

The first floor is separately assessed with Council Tax.

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



Vacant Possession

The occupiers/owners of the building, Debt Collection Services UK Ltd are relocating and timescales for vacant possession to be agreed.

Price

Seeking offers in the region of £195,000.

VAT

All prices are quoted exclusive of VAT and VAT 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 completing of the contract.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 2772/A/M
January 2019

Subject to Contract



Michael Steel & Co
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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.