



Michael Steel & Co
PROPERTY CONSULTANTS

Strictly Confidential

FOR SALE

HIGHLY PROMINENT COMMERCIAL INVESTMENT

**SPRING HOUSE, 769 MANCHESTER ROAD, LINTHWAITE,
HUDDERSFIELD, WEST YORKSHIRE, HD7 5NF**

164m² (1,760sq ft)



- Two storey income producing commercial premises
- Strategically located with substantial prominence to main A62 Manchester Road in the centre of Linthwaite
- Benefitting from onsite car parking and future development potential (subject to planning)

0113 2348999

Location

Spring House is situated in a high profile position with direct frontage to the exceptionally busy A62 Manchester Road on its junction with Hoyle House Fold. The property is located in the suburban centre of Linthwaite being a mixed commercial, industrial and residential area.

Linthwaite is a suburban district approximately 4.5 miles to the south west of Huddersfield town centre. Huddersfield benefits from good connection to the motorway network with junctions 23 (west only) and 24 of the M62 being less than four miles from Huddersfield ring road.

Description

Spring House comprises a former retail property/salon and dwelling being stone built under a blue slate roof. To the rear there is a small extension with a slate roof and passageway.

The property is currently used in its entirety by Ruddi's Retreat.

Externally the property occupies a rectangular shaped site with significant frontage to Manchester Road including a car parking area (to the side of the building) with space for up to 6 vehicles. Up to 3 vehicles could be parked immediately in front of the property.

Accommodation

Ground floor 67.17m² (723 sq ft) net

Comprising former salon area, former tanning room along with kitchen and WC now used as café and premises.



First floor 96.37m² (1,307 sq ft) net

Comprising various rooms/private offices, kitchen, toilet along with shower room.

Net Internal Floor Area 163.54m² (1,760 sq ft)

Services

We are advised Spring House does benefit from mains water, sewage drainage, gas and electricity along with independent 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.

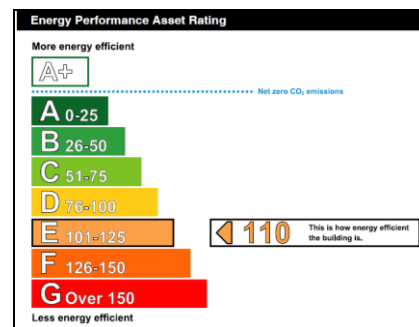
Rating

We are advised the premises are presently assessed as follows:-

| | |
|------------------|-----------|
| Ground floor | RV £7,700 |
| Part first floor | RV £4,250 |
| Part first floor | RV £3,150 |

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

Energy Performance Certificate



Planning

The premises have previously been occupied as a hair salon and associated commercial uses although could be suitable for a variety of retail and commercial uses. The adjacent car parking area does offer longer term redevelopment potential (STP).

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

Lease Terms

The premises are currently let by way of two separate leases to Ruddi's Retreat (Charity Number: 1146035) which was registered in February 2012.

Ruddi's Retreat is a family charity that helps families affected by cancer and life limited illness. In 2016 Gwennie's Getaways was launched under the Ruddi's Umbrella which deals with dimension sufferers.

The ground floor is let by way of a 6 year lease from December 2014 with a current passing rent of £10,800 per annum exclusive.

The first floor is let from September 2015 expiring December 2020 with a current passing rent of £6,500 per annum exclusive (the lease did include an option to break in December 2017).

Price

Seeking offers in the region of £230,000.

VAT

All rents and prices are quoted exclusive of VAT.

Legal Costs

Each party to be responsible for their own reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Our Ref: 1871/A/M
Updated March 2019

Tel: 0113 234 8999
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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.