



Michael Steel & Co  
PROPERTY CONSULTANTS

**FOR SALE**

## **FORMER CAR WASH & VALETING FACILITY & STORES**

**'CLEAN CAR CENTRE',  
16 THORNHILL BRIDGE LANE,  
BRIGHOUSE, HD6 4AW**

214.62m<sup>2</sup> (2,310 sq ft)  
Site Area 445m<sup>2</sup> (0.11 acres) approx



Valeting Centre & Office



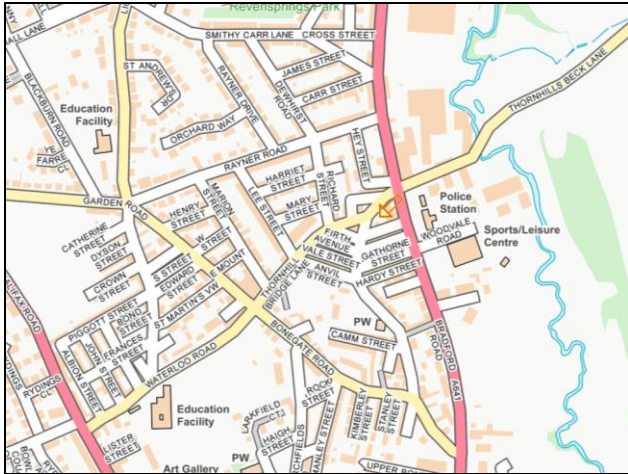
Bottomley Street Garage

- Site of car wash and valeting centre available with vacant possession
- Includes former end terraced dwelling (now office & store), in need of upgrade
- Redevelopment potential (STP)
- Separate garage/store (at neighbouring Bottomley Street)

**0113 2348999**

## Location

The property occupies a split site with the main car wash and valeting centre accessed off and fronting Thornhill Bridge Lane and with the rear garage store off the adjacent Bottomley Street, off Bradford Road (A641) close to Brighouse Police Station and opposite Thornhill Bridge WMC approximately 0.5 miles to the north of Brighouse town centre.



## Description

Clean Car Centre comprises a single storey covered car wash and valeting areas, car parking and a two storey with cellar end of terrace former dwelling, now office and stores. On the northern side of Bottomley Street, to the rear of the main site, is a single storey predominantly stone garage/store.

## Accommodation

The building accommodation is summarised as follows:-

Office/former dwelling	44.84m <sup>2</sup> (482 sq ft)
Car wash/valeting	127.97m <sup>2</sup> (1,378 sq ft)
Bottomley Street garage	41.81m <sup>2</sup> (450 sq ft)
<b>TGIFA</b>	<b>214.62m<sup>2</sup> (2,310 sq ft)</b>

## Tenure

Freehold.

## Services

Mains electricity, gas, water and drainage are available to the property. Prospective purchasers must satisfy themselves with regard to the condition and capacity of utilities and building installations.

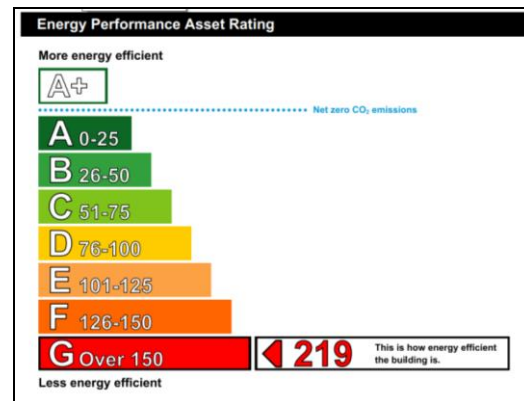
## Business Rates

Through our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Car Wash & Premises

RV £5,700

## Energy Performance Certificate



## Price

Offers in the region of £150,000.

## VAT

The price is exclusive of VAT, if applicable.

## Legal Costs

Each party to be responsible for their own legal costs incurred in connection with a transaction.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co  
Andrew Steel  
Ben Preston

Tel: 0113 234 8999  
[andrew@michaelsteel.co.uk](mailto:andrew@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

Our Ref: 2897/A/S  
September 2019

Subject to Contract



Michael Steel & Co  
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0113 2348999  
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