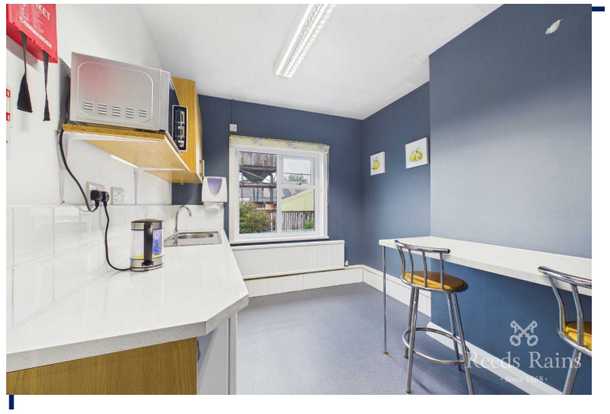














21-22, Queens Square, Leeds Road, Huddersfield, West Yorkshire, HD2

Asking Price: £220,000

Leasehold

Reeds Rains

reedsrains.co.uk

21-22, Queens Square, Leeds Road, Huddersfield, West Yorkshire, HD2

Asking Price: £220,000

Council Tax Band:
EPC Rating: TBC

A SUBSTANTIAL OFFICE BLOCK which occupies a PROMINENT POSITION, just set off the main A62 Leeds Road with EXCELLENT and EXTENSIVE PARKING FACILITIES and access links to Huddersfield Town Centre, the M62 & M1.

Property Description
Located just off the main A62 Leeds Road, within walking distance of numerous Commercial and Residential facilities and with EXCELLENT LINKS for Public Transport, the Town Centre and for both the M62 and M1. Originally Two Semi Detached Residential Properties (may offer the option to convert back, subject to relevant consent) and including a LARGE FRONT PARKING AREA extending to both the FRONT and REAR of the building. The premises currently offers Shop/Reception Area, 3 Ground Floor Offices, Wash Room & WC, a large Landing at the First Floor with additional Meeting Room, 3 Further Offices, Canteen/Staff Room and additional WC.

Ground Floor

Reception Area/Counter
16ft 9ins x 5ft 10ins

Rear Reception Area
13ft 8ins x 10ft 2ins

Cloakroom/WC

Office
13ft 1in x 13ft 1in

Office
13ft 2ins x 13ft 1in

Office/Workshop Inc Wash-Room
19ft 3ins x 9ft 10ins

Inner Hallway
Providing a staircase which rises to the First Floor

First Floor Landing

Meeting Room
13ft 5ins x 7ft 10ins

Office
19ft 3ins x 13ft 1in

Office
12ft 7ins x 9ft 1in

Office
19ft 3ins x 8ft 5ins

Canteen/Staff Room
11ft 1in x 9ft 1in

Cloakroom/WC

Outside
A large hard-standing parking area extends to the front of the building which extends to the side providing full vehicular access to the rear. A larger yard extends to the rear, providing additional parking facilities as required and also includes 2 large containers (which can be left within the sale).

Tenure
Leasehold, 999 year lease commencing 25/03/1937.
Ground Rent - TBC..

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area: 161.0 sq.m. (1,733 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Reeds Rains

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk