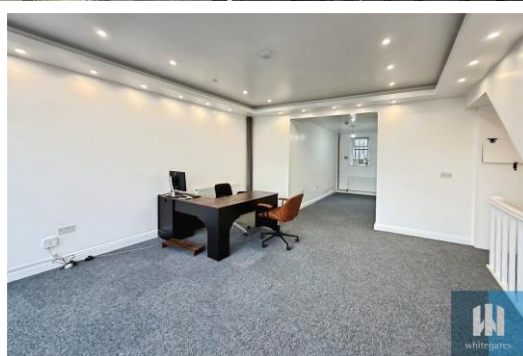


whitegates



Market Street, Milnsbridge, HD3



6



3



1



EPC

Guide Price: £120,000

Freehold



Market Street, Milnsbridge, HD3 4ND

6 bedrooms
3 bathrooms
1 reception room

Guide Price: £120,000

- Modern Method of Auction
- Commercial investment opportunity
- Currently for commercial use only
- Six bedrooms to the upper floor
- Kitchen and bathroom facilities
- Potential for residential conversion, subject to permission

Council Tax Band: TBA

NEW TO THE MARKET – EXCITING COMMERCIAL INVESTMENT OPPORTUNITY

Offered for sale via the Modern Method of Auction with Whitegates, this substantial and versatile commercial property presents an exciting opportunity for investors looking for their next project. With a commercial premises on the ground floor and potential to explore alternative uses for the accommodation above, this property offers scope for buyers with vision.

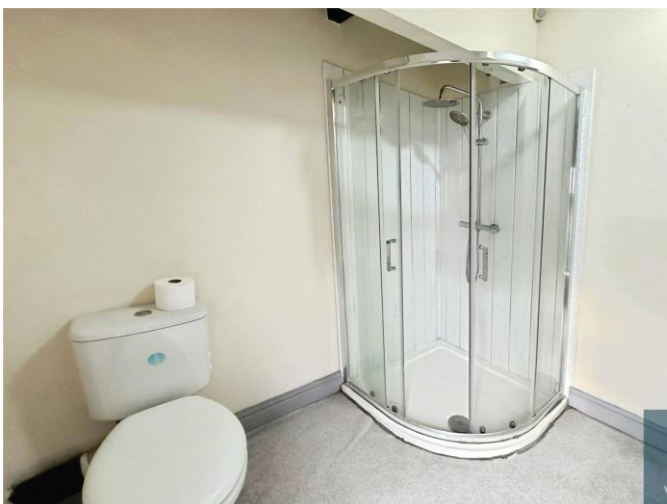
The property is currently for commercial use only and is arranged to accommodate a commercial business. The accommodation above is laid out in a house-share style, comprising six bedrooms, a kitchen and bathroom facilities. However, this upper accommodation is not currently established as a residential unit, and any proposed residential use would require the necessary change of use and relevant planning permissions, alongside compliance with building regulations, licensing requirements and all applicable safety standards.

For investors looking to explore the property's potential, the existing layout provides an interesting starting point to investigate the possibility of creating a separate residential unit above the commercial



premises. Subject to the appropriate approvals being obtained, this could present an opportunity to consider a mixed-use investment, combining commercial space with residential accommodation.

The property's layout and potential make it an interesting proposition for buyers seeking a project they can assess and develop in line with the relevant permissions. Prospective purchasers should undertake their own enquiries with the local planning authority to establish whether a change of use would be permitted and what works or requirements may apply.



An internal viewing is essential to fully appreciate the property's layout, space and potential. This is an opportunity best explored in person, allowing interested buyers to assess the premises and consider the possibilities for themselves.

Call Whitegates today to arrange your viewing and discover the potential this commercial investment opportunity has to offer!

Overall Property Description

CURRENT BUSINESS RATABLE VALUE £9200

This substantial commercial property offers an exciting opportunity for investors looking for a project with potential. Currently designated for commercial use only, the property is arranged to accommodate a commercial business, with additional accommodation above laid out in a house-share style. The upper floor comprises six bedrooms, a kitchen and bathroom facilities, offering scope for prospective purchasers to explore the possibility of creating a residential unit, subject to obtaining the necessary change-of-use planning permission and satisfying all relevant building regulations, licensing and safety requirements. The property provides an interesting proposition for buyers looking to assess its potential and consider future opportunities, subject to the appropriate consents. An internal viewing is highly recommended to appreciate the layout and space on offer. Offered for sale via the Modern Method of Auction with Whitegates, this is an opportunity not to be missed. Call today to arrange your viewing!

Auction Information

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

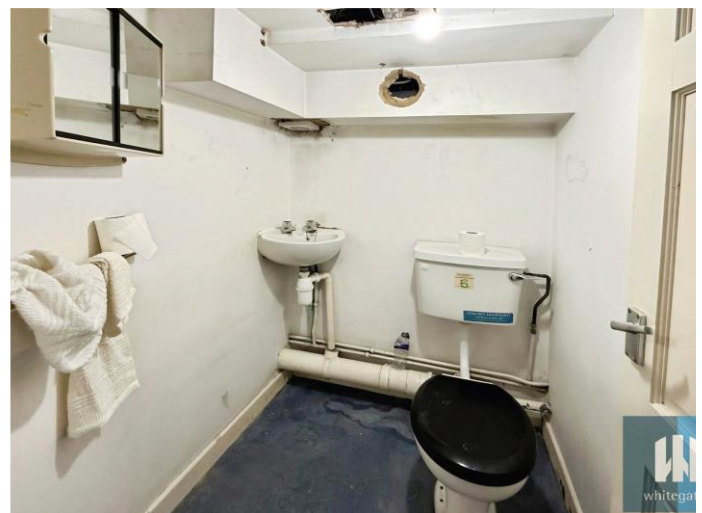
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Floorplan

There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment





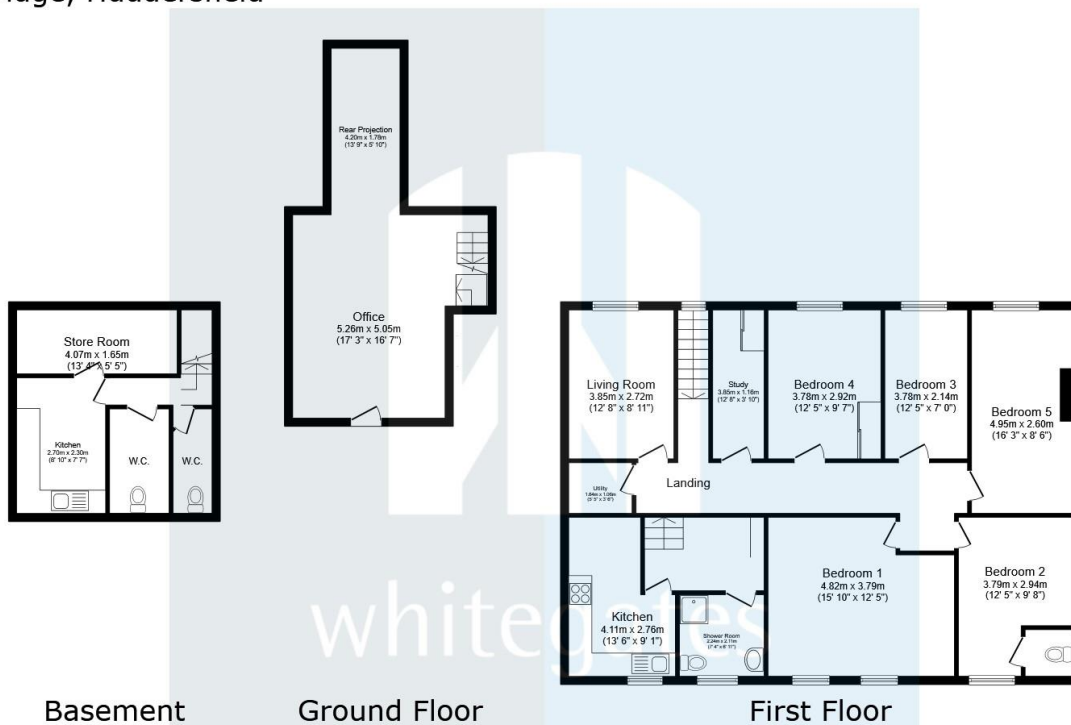








Milnsbridge, Huddersfield



Total floor area: 180.7 sq.m. (1,946 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



01484 548126

huddersfield@whitegates.co.uk

www.whitegates.co.uk

Whitegates Huddersfield

6-7 Cherry Tree Centre, Market Street, Huddersfield, West Yorkshire, HD1 2ET

whitegates



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

