

FOR SALE



WINDY BANK LANE, HIGHTOWN, LIVERSEDGE, WEST YORKSHIRE, WF15 8HE

A substantial semi-detached office and storage property equating to approximately 2,600 sq ft (241.65 sq M) GIA

Located in a semi-rural location, comprising of good quality refurbished office accommodation and substantial storage area at ground floor and benefiting from a good on-site parking provision

LOCATION

The property is located on Windy Bank Lane in Liversedge and is accessed off Halifax Road (A649). The property is conveniently located approximately 1.0 mile from the M62 motorway and provides good access to the wider national motorway network.

Liversedge is a township in the former parish of Birstall, in the metropolitan borough of Kirklees, West Yorkshire, England. Historically part of the West Riding of Yorkshire, Liversedge lies between Cleckheaton and Heckmondwike about 14 miles (23 km) south west of Leeds.

DESCRIPTION

The property offers recently refurbished office accommodation at first floor, comprising a large reception area, large open plan office leading to four cellular offices, WC and kitchen area. The office accommodation is fully ISDM linked, carpeted throughout, the windows are Upvc double glazed throughout and property is heated via a gas central heating system.

The ground floor comprises of a large open plan storage area which has been partitioned to create three different store areas, WC and a large boardroom facility. The ground floor lends itself to a number of different uses and offers the potential to convert to additional office space or utilise as storage / workshop space.

There loft / roof void has been boarded and offers additional storage / dead file area.

The property has a dedicated hard standing car parking area with the ability to park up to 10 cars if double parked.

ACCOMODATION

The following table shows the approximate area of the subject property:

Approx. Areas (GIA)	Size (Sq ft / Sq M)
Ground Floor	1,268.5 / 117.85
First Floor	1,332.5 / 123.80
Total	2,601.0 / 241.65

SERVICES

The property benefits from connection to all mains services including Electricity, Gas, Water and Drainage. We have not tested any of the services present.

TOWN PLANNING

We understand that the property currently benefits from a current use under Class B1 (Offices) under The Town and Country Planning (Use Classes) Order.

TENURE

The property is available on a Freehold basis. We understand that the property is unencumbered and free from any restrictive covenants.

VAT and LEGAL COSTS

We understand that the sale will not be subject to VAT as the property is not elected for VAT.

Each party will be responsible for their own legal costs incurred in the transaction.

RATEABLE VALUE

The property has a Rateable Value of £6,900.00 per annum and is described in the Rating List as Studio & Premises. The current Uniform Business Rate for the 2015 / 16 Rates Year is 48.0 pence in the £.

OFFERS

The vendors would like to dispose of the property on an unconditional basis and subject to contract only.

We are instructed to invite offers in the region of **£210,000.00**

VIEWINGS

Viewings are to be arranged via the Sole Selling Agents

EPC

We are awaiting for an up to date EPC Certificate.

CONTACT / FURTHER INFORMATION

Please do not hesitate to contact the selling agents for further information.

James Bielby MRICS

RICS Registered Valuer

07590 253481 / 0113 345 7262

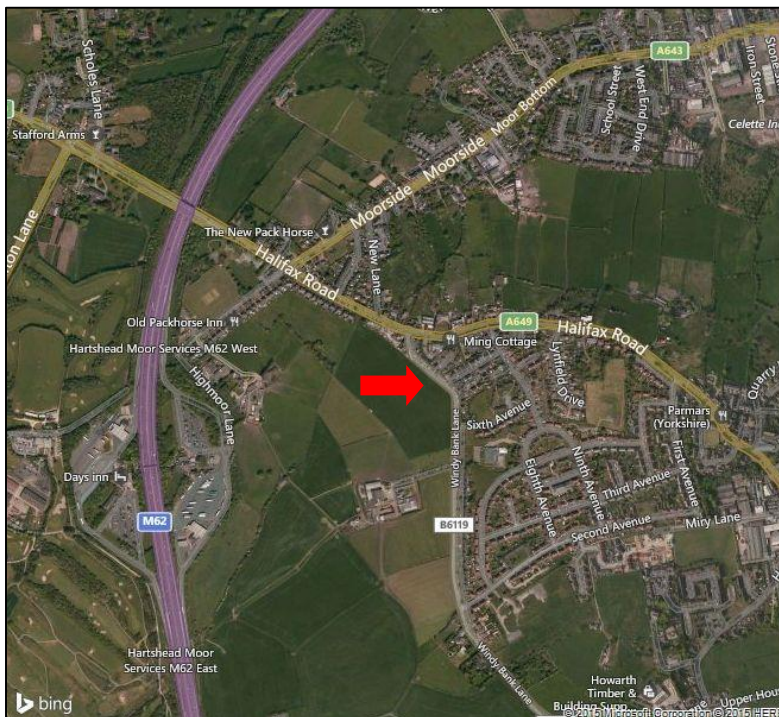
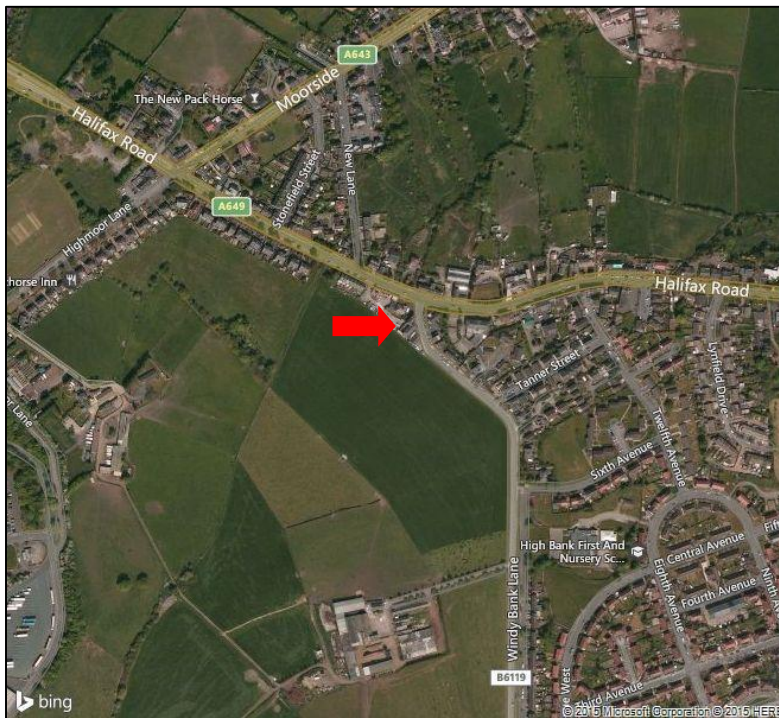
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