

FREEHOLD FOR SALE

585 BLACKMOORFOOT ROAD, HUDDERSFIELD, HD4 7AA



On the instructions of D Whitehouse Esq and P Duffy Esq, Joint Administrators of Greenberg Glass Emergency Limited



Description

An excellent opportunity to acquire a vacant light industrial unit extending to a Gross Internal Area of approximately 956.1 sq m (10,291 sq ft) on an enclosed site of circa 0.25 ha (0.62 acres).

Originally an industrial unit with ancillary office accommodation, the property has since been extended and adapted internally to provide a call centre facility with some redundant workshop space attached. However, the property would easily revert back to its original layout.

Parking is provided on site for circa 28 vehicles.

Following a fire in the original two storey office section, some remedial works are required to bring the property back into habitable use.

Location

The property is located adjacent to Airstream Works on Blackmoorfoot Road, south west of Huddersfield.

Huddersfield itself is located approximately 190 miles north of London, 15 miles south west of Leeds and 8 miles south east of Halifax. The town benefits from good communications being situated approximately 2 miles from junction 23 of the M62 motorway which in turn gives a direct link to the A1, M1, M60, M61 and M6.

The general location of the property is illustrated on the Ordnance Survey extract overleaf.

Accommodation

Office (inc call centre)
Workshop
Total

Approx. Gross Internal Area

529.0 sq m (5,694 sq ft)
427.1 sq m (4,597 sq ft)
956.1 sq m (10,291 sq ft)

Tenure - Freehold

Access is taken across a third party yard and we understand adequate rights of way are in existence.

N.B. Photographs taken prior to fire damage



25 Wellington Street Leeds LS1 4WG **0113 221 6000** Fax 0113 221 6200 sandersonweatherall.com

LEEDS LONDON NEWCASTLE MANCHESTER TEESIDE

Chartered surveyors and property consultants

Note: For conditions under which particulars are issued see over

**Sanderson
Weatherall**



Not to Scale



Not to Scale

Fire Damage

As a result of a fire in the original office section, all fire and smoke damaged materials need to be removed from this area including some carpeting and suspended ceilings. In addition to this, an area of the first floor will need to be exposed and the fire damaged ceiling/floor joists removed and replaced with new joists. This will include new flooring and plasterboard soffits.

As part of the removal of the floor, existing first floor partitions will need to be taken down and re-erected upon completion of new flooring. All broken windows need to be replaced as do fire damaged doors.

In addition to the above, the ground and first floor offices need to be completely re-wired for lighting and small power and the majority of the light fittings renewed. All surfaces need to be prepared and redecorated, carpets and smoke affected suspended ceilings will need to be renewed, if required.

Within the call centre, the suspended ceiling and carpets will need to be renewed and all previously decorated areas will need re-decoration and pre-finished surfaces will need cleaning. Alternatively, there is the potential to reinstate the original industrial accommodation.

Town Planning

The property is unallocated in the Kirklees Metropolitan Council Unitary Development Plan adopted March 1999. Interested parties should make their own enquiries to the council with regard to current or alternative uses.

Rating Assessment

The property is assessed as "Workshop & Premises" to a Rateable Value of £20,250. The general Non-Domestic Rating Multiplier is currently set at 46.2 pence in the pound for 2008/09.

Method of Sale

Offers in excess of £200,000 are invited for the freehold interest. VAT, if applicable, will be charged at the prevailing rate.

Viewing and Further Information

Strictly through the sole agents Sanderson Weatherall:

Tom Storrar (0113) 221 6093
tom.storrar@sandersonweatherall.com

Neil Bestwick (0113) 221 6088
neil.bestwick@sandersonweatherall.com

Subject to Contract

Misrepresentation Act 1967:

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Finance Act 1989:

Unless otherwise stated all prices and rents are quoted exclusive of V.A.T.

March 2009

Property Misdescriptions Act 1991

Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall Limited

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