



# holroyd miller

Commercial



## FOR SALE

### MIXED USE DETACHED VICTORIAN PROPERTY

**ESHALD MILLS, ESHALD PLACE, OFF BRADFORD ROAD,  
DEWSBURY, WF13 2DU**

PART-VACANT AND PART-LET PROPERTY SEPARATED INTO MULTIPLE PREMISES, WITH A TOTAL AREA AMOUNTING TO 493.7M<sup>2</sup>/5,314FT<sup>2</sup>. SUITABLE FOR CONVERSION TO ALTERNATIVE USE SUBJECT TO PLANNING CONSENT.

**OFFERS IN THE REGION OF £350,000**

01924 299494

## DESCRIPTION

A well-positioned detached Victorian property situated off Bradford Road and believed to be built in 1868 of brick construction arranged over 3 floors in total, with yard areas providing parking.

The building is split and at present the ground floor comprises a suite of office/work rooms which have been let in the past but are presently vacant together with the former ambulance garage to the rear used as a small workshop/ storage. At first floor the lion's share of the property to the front comprises office/workspace presently occupied by a local Church group and to the rear at both first floor and within the roof space of the building are two flats.

## ACCOMMODATION

FLOOR	ELEMENT	AREA
Ground Floor	Office/Work Rooms	104.5m <sup>2</sup> / 1125ft <sup>2</sup>
Ground Floor	Workshop/ Storage	46.7m <sup>2</sup> / 503ft <sup>2</sup>
First Floor	Office/Workspace	216.5m <sup>2</sup> / 2,330ft <sup>2</sup>
First Floor	Flat 2	66m <sup>2</sup> / 710ft <sup>2</sup>
Second Floor	Flat 1	60m <sup>2</sup> / 646ft <sup>2</sup>
<b>FLOOR AREA</b>		<b>493.7m<sup>2</sup> / 5,314ft<sup>2</sup></b>



## LOCATION

The property is situated on Eshald Place accessible off Bradford Road leading directly into Dewsbury centre. The property is located in a mixed-use area inclusive of a Lidl supermarket with Dewsbury Railway Station and the Town Centre both being readily accessible within a 500-metre radius.

Dewsbury offers excellent access to Leeds, Bradford, Huddersfield and Wakefield all being within a 10-mile radius and Dewsbury is a main stop on the Trans Pennine rail line with train times to Huddersfield being as little as 9 minutes and Leeds 12 minutes.

## ENERGY EFFICIENCY RATING

Energy Performance Certificates are available for the various elements of the property from our office on request.

## BUSINESS RATES

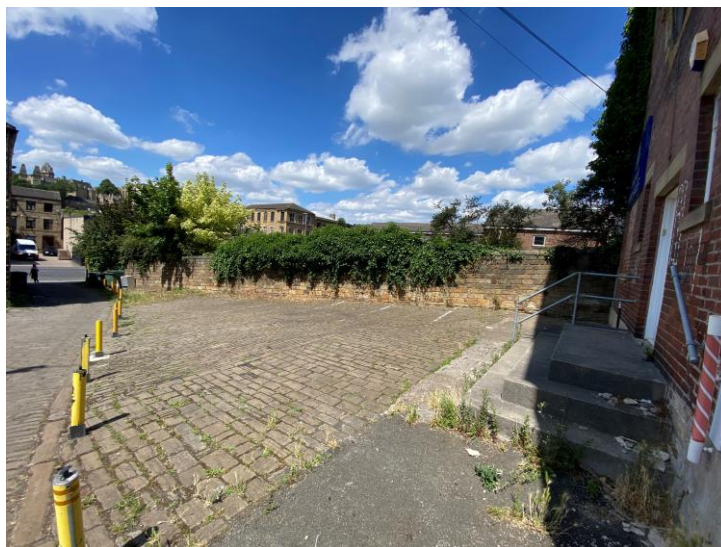
The property will need reassessing subject to any change of use although it is currently rated separately and interested parties should satisfy themselves. The small business rating multiplier for the year 2024/2025 is 49.9p in the pound (0.499). More information in respect of rates can be obtained from the appropriate Local Authority and the Valuation Office Agency website, [www.voa.gov.uk](http://www.voa.gov.uk).

## LEASES

The property is presently partly let with the majority of the ground floor vacant. The brief details of the lettings are that we understand the Church group are presently paying £600 per calendar month for the first space they occupy, and the two flats are let at £475 per calendar month and £400 per calendar month.

## PLANNING

Interested parties should satisfy themselves by way of enquiry to the Local Authority, Kirklees Council, that their proposed use is acceptable.



## OFFERS

We are seeking offers in the region of £350,000 for the freehold interest.

## VAT

We understand the property is not presently elected for VAT. However the owner reserves the right to elect the property if they choose to do so. All figures quoted are net of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## SERVICES

All mains services are connect to the property as far as can be determined. There are heating supplies and a gas central heating boiler within the residential element.

## VIEWING

By prior telephone appointment through the agent.

Contact: Alfie Sullivan Tel 01924 299494 (Option3)

Email: [Alfie@holroydmiller.co.uk](mailto:Alfie@holroydmiller.co.uk)

Holroyd Miller  
4 & 6 Newstead Road,  
Wakefield,  
WF1 2DE  
Tel: 01924 299494  
[info@holroydmiller.co.uk](mailto:info@holroydmiller.co.uk)  
[www.holroydmiller.co.uk](http://www.holroydmiller.co.uk)

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