

**128-140 Blackmoorfoot Road
Crosland Moor
Huddersfield HD4 5RL**

**Price
£380,000**



MIXED OFFICE, WORKSHOP AND RESIDENTIAL PREMISES OFFERING DEVELOPMENT POTENTIAL

516.03m² (5,555ft²)

- Former showroom with offices, stores and two former houses, providing conversion potential, subject to planning
- Good car parking to the rear
- Separate stores/workshop
- Prominent main road location close to the intersection of Blackmoorfoot Road and Park Road West in the centre of Crosland Moor and near to the Moorfield Shopping Centre where there is Cooperative supermarket and doctors surgery.

COMMERCIAL/MIXED USE • RETAIL • INDUSTRIAL • OFFICES • LAND

DESCRIPTION

The property provides a range of inner terrace properties, part of which has been converted for use as a showroom with offices, and part of which has been residential that has been unused for a number of years.

In addition, there are stores/workshop buildings to the rear which are stone built and accessed off a tarmac surfaced car parking area/yard.

The property extends to 5,555ft² and is positioned on a good sized site area providing the prospect of continued commercial use or conversion into mixed use or residential, subject to planning.

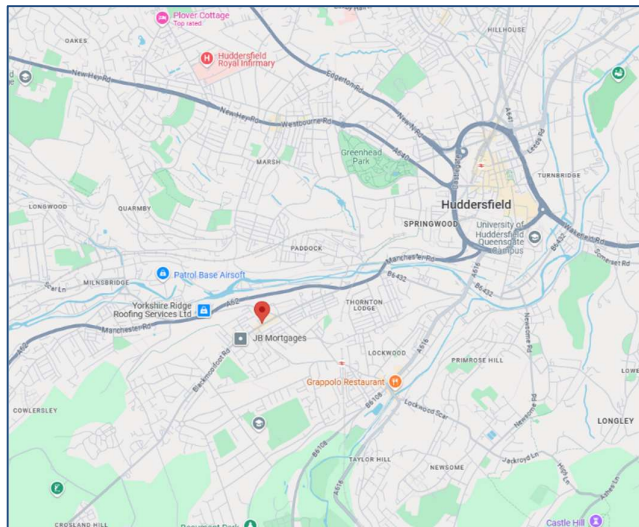
The properties are constructed of stone under a pitched stone slate covered roofs.

LOCATION

The property is positioned along Blackmoorfoot Road in the centre of Crosland Moor which is approximately 2 miles to the west of Huddersfield town centre. It is in close proximity to the intersection of Blackmoorfoot Road and Park Road West where the Moorfield Shopping Centre is positioned which accommodates a doctors surgery, Boots Pharmacy and Cooperative convenience store.

In addition, a short distance to the west of the property is the former St Luke's Hospital site which is subject to residential development by Avant Homes proposing a further 226 homes in the area and increasing the catchment for retail use.

This is an accessible and prominent position, having good access to Huddersfield town centre in addition to access to all areas of the Colne and Holme Valleys.



ACCOMMODATION

BUILDING 1 – 132-140 Blackmoorfoot Road

Ground Floor	174.32m ² (1,877ft ²)
First Floor	129.10m ² (1,390ft ²)

BUILDING 2 – 128 Blackmoorfoot Road

Two Storey House	66.46m ² (715ft ²)
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BUILDING 3 – 130 Blackmoorfoot Road

Two Storey House	78.66m ² (847ft ²)
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GARAGE 1	16.64m ² (179ft ²)
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GARAGE 2 & 3	50.85m ² (547ft ²)
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Total	516.03m² (5,555ft²)
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There are cellars beneath 138/140 Blackmoorfoot Road.

PRICE

£380,000

RATEABLE VALUE & UNIFORM BUSINESS RATE

£19,750

This will be charged back by the local Rating Office at the Uniform Business Rate of 55.5p (From Apr 2025).

TENURE

Freehold

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

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VAT

VAT is not chargeable on the property.



bramleys.com/commercial

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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t: 01484 530361

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