

# bramleys

COMMERCIAL

# For Sale

**1 Westgate  
Almondbury  
Huddersfield  
HD5 8XF**

**Price:  
£210,000**



## COMMERCIAL INVESTMENT OPPORTUNITY

**177.08m<sup>2</sup> (1,906ft<sup>2</sup>)**

- Popular village centre location in a prominent main road position
- Finished to a modern specification
- On-street car parking nearby

**INVESTMENT • INDUSTRIAL • OFFICE • LAND • RETAIL**

## THE PROPERTY

This attractive property comprises a retail unit which is over three floors, basement, ground and first. The unit extends to 1,906 ft<sup>2</sup> of which the basement is used for storage, the ground floor as the main sales area, and the first floor used as office space with kitchen and toilet facilities.

The upper floor can be separated from the ground floor and used for commercial or residential use subject to planning.

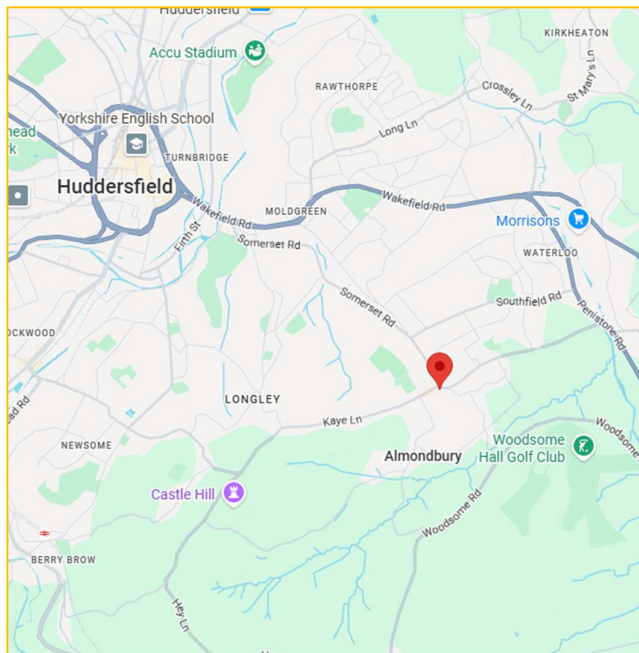
The property will be sold with vacant possession.

The accommodation extends to a total of 177.08m<sup>2</sup> (1,906ft<sup>2</sup>).

## LOCATION

Almondbury is a village approximately 1.5 miles to the southeast of Huddersfield and has an established local centre with a range of shops, surgeries, library and bus routes linking the village to Huddersfield town centre.

The property is positioned along the corner of Westgate and St Helen's Gate in the centre of Almondbury. It has the benefit of good prominence with on-street car parking outside and nearby.



## ACCOMMODATION

Building	m <sup>2</sup>	ft <sup>2</sup>
Retail Basement	73.86	795
Retail Ground Floor	34.84	375
Retail First Floor	68.38	736
Total	177.08	1,906

## OUTSIDE

The property benefits from on-street parking

## PRICE

£210,000

## TITLE

Freehold

## RATEABLE VALUE & UNIFORM BUSINESS RATES

£TBC

This will be charged back by the local Rating Office at the Uniform Business Rate of 55.5p (2025/26).

## VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS  
[jonathan.wilson@bramleys.com](mailto:jonathan.wilson@bramleys.com)

Sheraz Muhammad  
[Sheraz.muhammad@bramleys.com](mailto:Sheraz.muhammad@bramleys.com)

## VAT

VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

## EPC ASSET RATING: C

# 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

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: [commercial@bramleys1.co.uk](mailto:commercial@bramleys1.co.uk)

## INVESTMENT • INDUSTRIAL • OFFICE • LAND • RETAIL



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

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: [commercial@bramleys1.co.uk](mailto:commercial@bramleys1.co.uk)

**INVESTMENT • INDUSTRIAL • OFFICE • LAND • RETAIL**