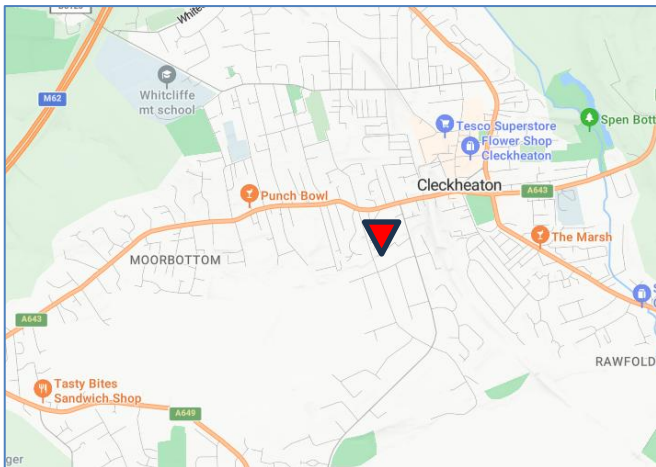




45/47 Westgate, Cleckheaton, West Yorkshire, BD19 5HB

TOTAL AREA: 4,349 SQ. FT (404.06 SQ.M) on 0.26 Ha (0.65 Acres)



NMRK.COM/UK

LOCATION

The property is located on the south side of Westgate and 0.25 miles west of Cleckheaton town centre. The M62 motorway is 1.3 miles to the north, with Bradford city centre a further 3.7 miles north.

The immediate area comprises a mix of residential and light industrial.

DESCRIPTION

The subject comprises a former tyre & exhaust garage with workshop, storage, ancillary areas and reception:

- Single vehicular access / egress point
- Open parking / yard to front
- Steel portal frame construction with brick / blockwork elevations
- Steel framed mezzanine used for storage
- 3 vehicle access doors
- Dedicated customer reception / trade counter

SCHEDULE OF ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and provide a gross internal area of: 404.06 sq m (4,349 sq ft) plus mezzanine of 48.77 sq m (525 sq ft)

The site extends to a total of approximately 0.26 ha (0.65 acres).

EPC

EPC Rating C (73)

BUSINESS RATES

Rateable Value - £38,750 (1st April 2026)

Description – Tyre and Exhaust Centre and Premises

TENURE / TERMS

The property is available on a freehold basis.

Offers over £325,000 are invited for the freehold interest.

VIEWING & FURTHER INFORMATION

By appointment through the sole agents, Newmark Gerald Eve LLP.

CONTACT

Laura Taylor

Tel. +44 (0)7825 573619

Laura.Taylor@nmrk.com

Richard Sherington

Tel. +44 (0)7818 423154

Richard.Sherington@nmrk.com



NEWMARK

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Particulars issued June 2026.