

FORMER SHOWROOM/OFFICE & RESIDENTIAL BLOCK WITH DEVELOPMENT POTENTIAL

FOR SALE/MAY LET



21-23 & 25-25A HIGH STREET, BIRSTALL, BATLEY,
WF17 9ES

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Eddisons

21-23 & 25/25A High Street, Birstall

Batley, WF17 9ES



Tenure

For Sale/May Let



Property Type

Office/Showroom/Residential



Price/Rental

Upon Application



Size

Approximately 447.24 sq m
(4,814 sq ft)



Location

Batley, WF17 9ES



Property ID

731.4645a (1232985)

For Viewing & All Other Enquiries Please Contact:

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Director

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Property

The premises outlined in red comprises a 2 storey detached property offering workshop, showroom, office space with internal and external storage compound accommodation.

The property outlined in blue, comprises a 2 storey stone built former residential 2 bed flat accommodation on the first floor with former retail premises on ground.

Both properties present development opportunities and suit a variety of uses (STP).

Externally the overall site area is approximately 0.19 acres.

21-23 High Street has an approximate GIA of 3,614 sq ft with 25/25A High Street having an approximate GIA of 1,200 sq ft.

Energy Performance Certificate

21-23 High Street

The property has an Energy Performance Asset Rating of **E**. Further information is available on request.

EPC's for 25 and 25A have been commissioned.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

21 High Street

Description: Shop and Premises
Rateable value: £10,750

25 High Street

Description: Stores and Premises
Rateable value: £2,175

23 and 25A High Street will require reassessing upon occupation.

Terms

The property is available **For Sale** with full vacant possession. Our client may also consider a letting on a new full repairing lease on terms to be agreed.

Price/Rental

Price/Rental on application.

VAT

Prices and rental are exclusive of VAT which is chargeable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers/tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The properties are located just off Birstall town centre, benefiting from a self contained compound/yard extending to 0.19 acres. The premises lie a stones throw away from the prominent main road intersection of Huddersfield/Gelderd Road (A62) and Leeds Road (A643) and the well known 6 Lanes End junction. The Gildersome Interchange junctions for the M62 and M621 are approximately 1½ miles distant.



