



60 Huddersfield Road, Elland, HX5 9AA

£175,000

Offered FOR SALE is this commercial unit with two tenants in the heart of Elland town centre. Accommodation comprises; Rear entrance lobby, treatment room, cloaks/w.c. and showroom. Cellar. To the first floor; landing, kitchen and two treatment rooms. To the second floor; landing, three rooms and cloaks/w.c. The property has the benefit of double glazing, electric heating, emergency lighting and fire alarms. Paveline frontage and off road parking to rear. Close to amenities, transport links and access to the M62 motorway network. Please note businesses not affected.

Ground Floor

Rear Lobby



Obscure double glazed door and window above to rear, rubber matting and electric storage heater. Staircase access to first floor, door to staircase access to lower ground floor and door to back treatment room;

Back Treatment Room 10'4" max x 12'3" max (3.15 max x 3.75 max)

Double glazed window to rear, electric panel heater, base unit with stainless steel sink and tiled splashback. Door to showroom and cloaks/w.c.;

Cloaks/w.c. 4'3" x 5'2" (1.3 x 1.6)



Two piece suite comprising low flush w.c. pedestal wash basin and tiled splashback. Extractor fan and obscure double glazed window to rear.

Showroom 15'1" x 17'4" (4.6 x 5.3)



Double glazed windows and door to front with security grills. Electric panel heater and telephone point.

Lower Ground Floor

Cellar

Double glazed window to rear. Light and electric meters.

First Floor

Landing



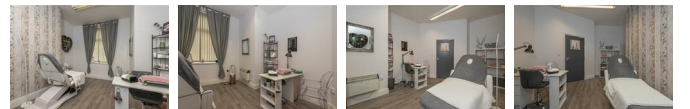
Double glazed window to rear and electric panel heater. Staircase access to second floor and door to kitchen;

Kitchen 12'3" max x 15'1" max (3.75 max x 4.6 max)



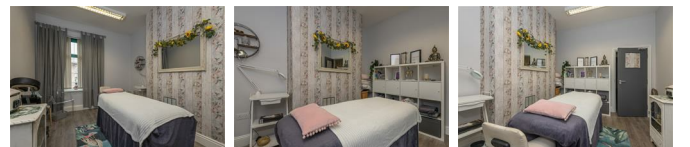
Base units with laminate worktop and tiled splashback. Stainless steel sink and drainer and space for fridge. Electric panel heater, double glazed window to side and front. Intercom entry system and doors to rear and front treatment rooms;

Front Treatment Room 11'11" max x 15'1" max (3.65 max x 4.6 max)



Double glazed window to front, electric panel heater and telephone point.

Rear Treatment Room 10'5" x 12'9" (3.2 x 3.9)



Double glazed window to rear, electric panel heater and air vent.

Second Floor

Landing



Double glazed velux window and beams to ceiling. Doors to cloaks/w.c. and vacant room one;

Vacant Room One 6'4" max x 14'7" max (1.95 max x 4.45 max)



Base unit with laminate worktop and tiled splashback. Stainless steel circular sink, electric shower over and electric panel heater. Telephone point and intercom entry system. Doors to vacant rooms three and two;

Vacant Room Two 10'4" x 12'9" (3.15 x 3.9)



Three double glazed velux windows, beam to ceiling, air vent, telephone point and electric panel heater.

Vacant Room Three 9'0" x 13'5" (2.75 x 4.1)



Three double glazed velux windows, electric panel heater, telephone point and beam to ceiling.

Cloaks/w.c. 4'1" max x 15'1" max (1.25 max x 4.6 max)



Two piece suite comprising low flush w.c. and pedestal wash basin with tiled splashback. Double glazed velux window, beam to ceiling and obscure double glazed window to side.

External



Pavline frontage and off road parking to rear.

Parking

Off Road Parking to rear

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

TBC

Coouncil Tax Band

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

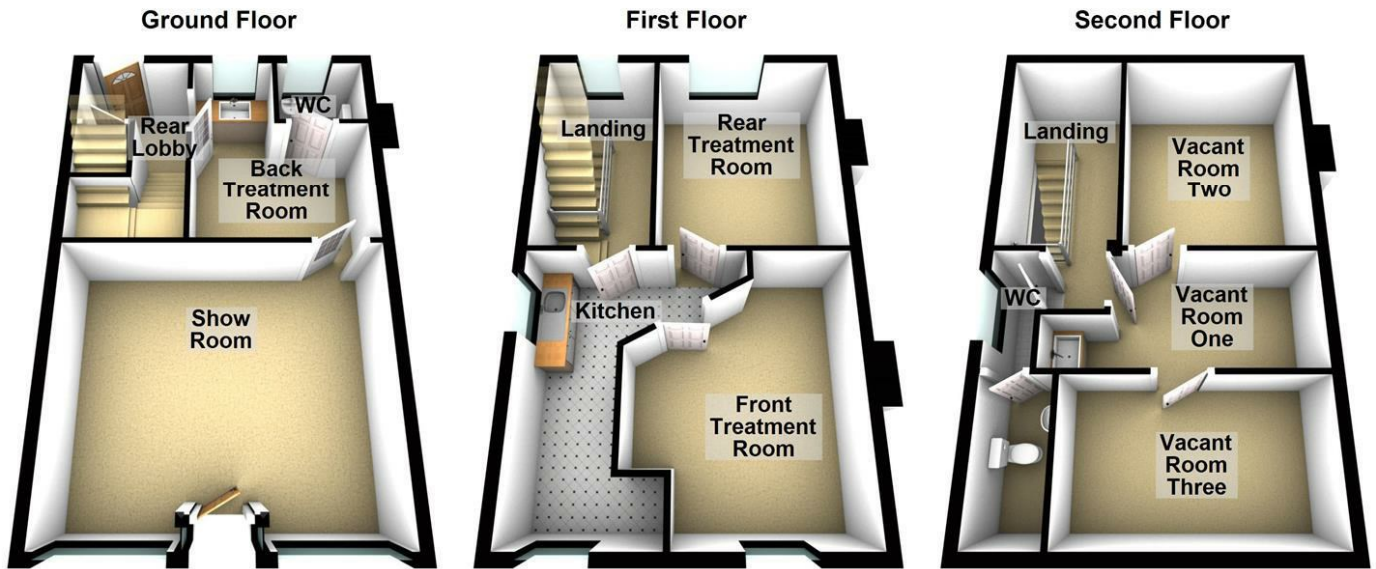
Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

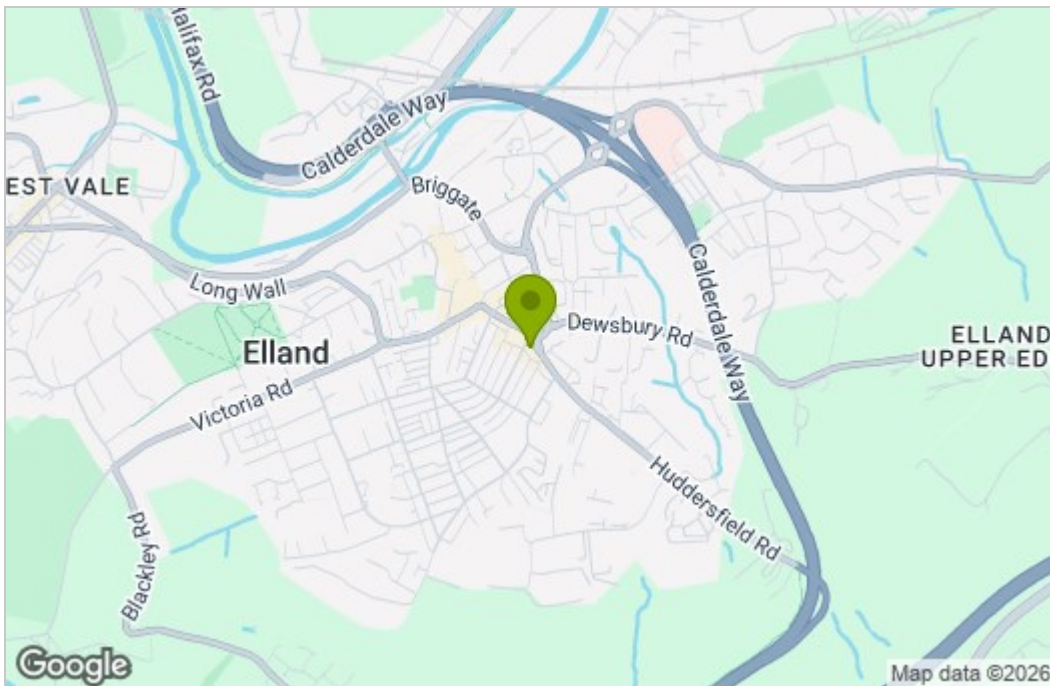
Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.