



**54 & 58 St Peg Lane
Cleckheaton, BD19 3SD**



FOR SALE

**Ground Floor Retail Unit with Storage and Upper Floor Offices
Plus Former Dental Surgery
Suitable for a Variety of Uses - Subject to Planning Consent**

PRICE – Offers in the Region of £200,000

54 & 58 St Peg Lane, Cleckheaton, BD19 3SD

LOCATION

The subject property is situated in a prominent position fronting St Peg Lane on its junction with Howard Park on the fringe of Cleckheaton Town Centre. The immediate surrounding area is predominantly residential in nature with Howard Park Community School virtually next door.

DESCRIPTION

The subject property comprises part of a 2-storey block and consists of 2 individual premises known as 54 & 58 St Peg Lane, Cleckheaton. No 54 comprises a former trade counter/retail unit with rear stores, along with first floor offices and second floor staff facilities. No 58 was last utilised as a dentist practice and comprises ground floor reception/retail area with first floor offices/stores and second floor staff facilities. Each of the properties may be suitable for a variety of uses including residential, subject to the necessary planning consents being obtained.

Externally, the property benefits from a small parking area for approximately 3-4 vehicles.

ACCOMMODATION

54 St Peg Lane

Ground Floor

Trade Counter/Retail	39.11 sqm	(421 sqft)
Stores	33.53 sqm	(361 sqft)

First Floor

Office One	18.32 sqm	(197 sqft)
Office Two	33.78 sqm	(364 sqft)

Attic

WC	----	----
Kitchen	6.72 sqm	(72 sqft)

Basement

Stores - Approx.	29.33 sqm	(316 sqft)
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58 St Peg Lane

Ground Floor

Former Reception/Retail	17.12 sqm	(184 sqft)
WC	----	----
Store Room One	15.15 sqm	(163 sqft)
Store Room Two	5.43 sqm	(58 sqft)

First Floor

Office One	16.57 sqm	(178 sqft)
Office Two	17.31 sqm	(186 sqft)

Second Floor

Staff Facilities	9.05 sqm	(97 sqft)
Approx. Total Net Internal Floor Area	241.42 sqm	(2,599 sqft)

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

54 St Peg Lane

Description:	Shop and Premises
Rateable Value:	£6,100

58 St Peg Lane

Description:	Workshop and Premises
Rateable Value:	£2,600

The Uniform Business Rate for 2018/2019 is 49.3 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

PRICE

Offers in the region on £200,000 subject to contract for the freehold interest.

VAT

VAT will be charged at the prevailing rate – if applicable.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the premises are as follows:-

No 54 - D-86

No 58 - E-112

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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