

# HUNTERS<sup>®</sup>

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## Northgate

Cleckheaton, BD19 3HS

Auction Guide £130,000



FOR SALE BY MODERN METHOD OF AUCTION AT A STARTING BID OF £130,000 PLUS RESERVATION FEE

The property is situated in a central position in Cleckheaton, towards the northern end of Northgate and, occupies a corner location, nearby is The Market Arcade, Home Bargains and The Birch Park Care Home development. Occupiers in the immediate vicinity also include VIP Cuts, The Old House at Home, The Taste Coffee Shop, Sam's Gin Bar, Cutz Hair Studio, Hadfield's Bakery, Sweet Pea, Scott Thurman Hair & Beauty etc. A little further down Northgate is Greggs, Smith & Hughes Opticians etc. On-streetcar parking is available in Northgate. The street provides pedestrian access to Tesco Superstore, the town's main supermarket encouraging nearby footfall. The property comprises of a former retail unit, with rear sales area/store, the first floor has further retail space and frontage onto Northgate and with further storeroom and kitchen and separate WC with staircase leading to second floor loft space. The property is conveniently located within a short (4 min) walk of Cleckheaton Bus Station. Cleckheaton is a town with a rich industrial history, surrounding natural beauty and convenient access to urban amenities. The town is in the metropolitan borough of Kirklees and is located within 1.3 miles (2km) of the M62 and M606. It is well-connected by road and public transport to nearby cities, Leeds and Bradford.



LOCATION

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DESCRIPTION

The property comprises retail unit, with rear sales area/store, the first-floor has further frontage onto Northgate and with further storeroom and kitchen and seprate WC with staircase leading to second floor loft space

ACCOMMODATION

According to our measurements taken on site, the property offers the following net internal floor areas:-

- Ground Floor 52.23 sqm (573.02sqft)
- First Floor 58.63 (631.12 sqft)
- Second Floor 25.21 sqm (270 sqft)

SERVICES

The property benefits from the provision of mains electric, water and drainage. Please Note: None of these services have been tested

RATES PAYABLE

Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

PRICE

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LEGAL COSTS

Prospective purchasers will be responsible for their own legal costs including reservation fee and auction pack costs.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required by Coadjute from the successful buyer(s)

EPC

RATING E

VIEWING

By appointment only with Hunters Dewsbury

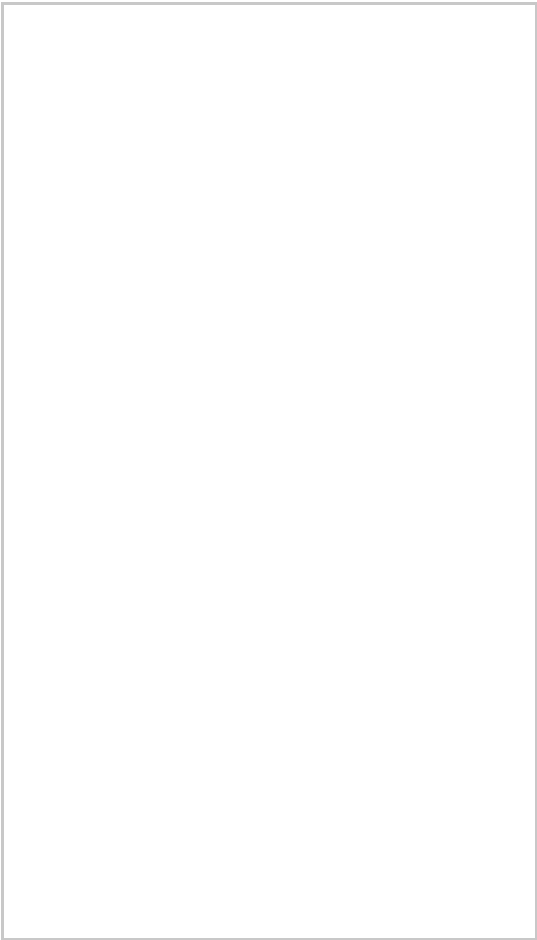
AUCTION NOTES

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

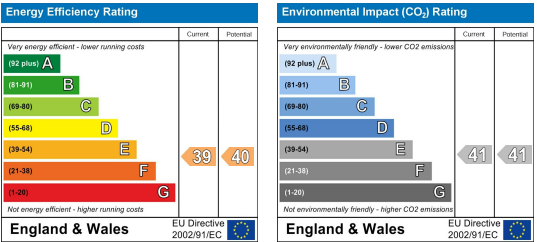
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.