



## Retail in HD4

Church Lane, Newsome, Huddersfield,  
West Yorkshire, HD4 6JE

**£230,000** Starting Bid

Off Street parking

## Property features

- ✓ COMMERCIAL PROPERTY WITH ADDITIONAL LAND PLOT
- ✓ CURRENT BUSINESS TENANT IN SITU PROVIDING STEADY INCOME
- ✓ FANTASTIC INVESTMENT & BUILD OPPORTUNITY
- ✓ PLANNING GRANTED FOR FURTHER PREMISES TO BE BUILT

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Open House Estate Agents are proud to be selling this Commercial Property with living quarters on the First Floor and a thriving business on the Ground Floor with a long term tenant attached, in the popular thriving location of NEWSOME.

The Property occupies an end plot with a large plot of land which has PLANNING PERMISSION GRANTED for an additional building of the same dimensions, thus providing an excellent investment opportunity to create an further Commercial/Domestic property next door.

This is really one not to be missed as an Investor seeking a property with a Long Term Commercial Tenant in Situ providing regular income, as well as the permission to build a further investment building on the current plot.

Call us now to arrange your viewing - Our lines are Open 24 hours a day, 7 Days a week to take your call !!

Please note we have not inspected the property.

Price: Starting Bid £230,000

Property Type: Retail

Business Type: Restaurants

Parking: Off Street

## Location

Situated in the popular thriving location of NEWSOME.

---

## Accommodation

The Property occupies an end plot with a large plot of land which has PLANNING PERMISSION GRANTED for an additional building of the same dimensions, thus providing an excellent investment opportunity to create an further Commercial/Domestic property next door.

Living quarters on the First Floor and a thriving business on the Ground Floor with a long term tenant attached

---

## Council Tax

Council Tax band A

---

## Rateable Value

Current rateable value (1 April 2023 to present)

£4,650

Sourced from VOA

---

## Tenure

Leasehold - YK32664

---

## EPC

Available upon request - rating D

---

## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively va email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



Church Lane, Newsome, Huddersfield, West Yorkshire, HD4 6JE

Contact your local branch today for more information on this property:

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,  
TBC<http://www.norfolkpropertyauctions.com>**

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.

