



Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*

Half Moon Street  
Huddersfield



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Huddersfield

Price £300,000

A UNIQUE FREEHOLD BUILDING FOR SALE IN THE HEART OF HUDDERSFIELD TOWN CENTRE WHICH EXTENDS TO 177 SQUARE METRES {1902 SQUARE FEET} LAST USED AS A BUSY RESTAURANT WITH SCOPE FOR NUMEROUS COMMERCIAL USES.

The property comprises of a detached building being traditionally constructed with cavity outer walling predominately faced in brick but being stone clad to the eastern most gable. The property is surmounted by a fully underdrawn, pitched, wood trussed roof covered with interlocking concrete tiles and having part cast iron and part plastic rainwater goods with internal downpipes to the front elevation and external to the rear. Windows opening are formed with steel lintel and cavity trays faced with Artstone heads and sills and

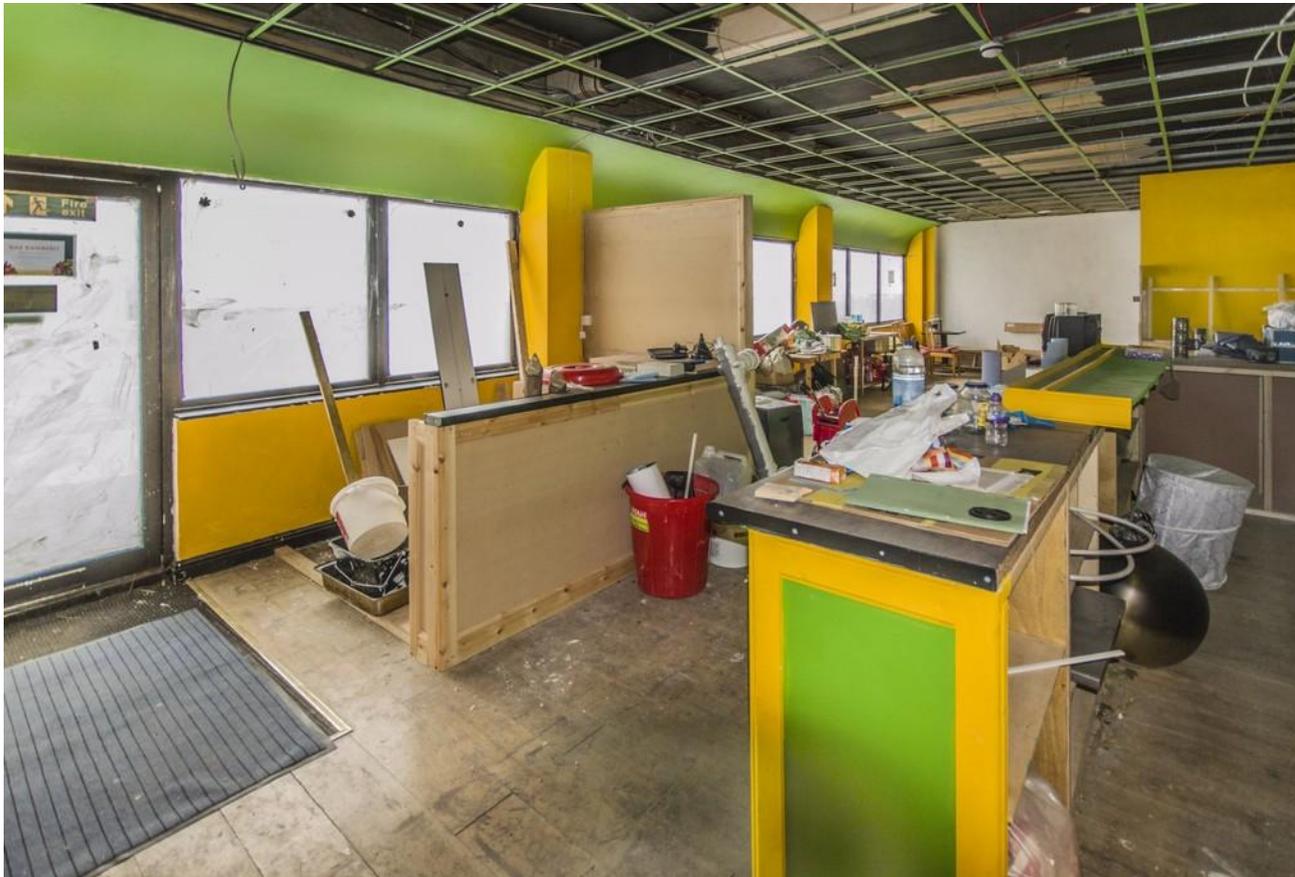
at ground floor these are extended to incorporate three large display windows with access door. Fenestration to the upper floor is via sash effect opening timber windows whilst at ground floor level there is a powder coated, aluminium framed and glazed shop front with privacy glazing. Internally there is a suspended concrete block and beam upper floor with internal partitioning to form a range of ancillary accommodation including the kitchen, staff areas and customer toilets whilst at ground floor the majority of the area is open plan

being partitioned to form escape lobby. There is an internal dumb waiter providing access between the kitchen and restaurant servery and additional interconnection from the solid internal staircase which leads to a fire escape.

The building has been physically measured on site in accordance with the RICS code of measuring practise. The floor areas are expressed on a gross/net internal floor basis.

In addition to the buildings which are effectively pavement fronted with a small block paved forecourt we understand the transfer will include the land to the corner and including the planted area together with one car parking space to the rear and the site of the refuse store.

There is no customer parking and the one space is suitable for use for staff only. There is some car parking available to the west but immediately in front the street is double yellow lined although the property is within the town centre area within easy walking distance of the railway station, bus station and close to municipal car parking over the bus station, on street and at Sainsburys.





FLOOR	USE	FLOOR AREA	
		m2	ft2
<b>First</b>	<b>Gross Internal Floor Area</b>	<b>88.36</b>	<b>951</b>
	Kitchen area with fittings presumed to be tenants fixtures and fittings and accordingly not included in the valuation	29.03	313
	Larder store area	6.21	67
	Staff rest room	12.82	138
	Customer toilets (ladies)		
	Customer toilets (gents)		
	Staff toilet area with WC and shower		
	Boiler room		
<b>Ground</b>	<b>Gross Internal Floor Area</b>	<b>88.36</b>	<b>951</b>
	Open plan dining area with fitted servery and partitioned area for dumb waiter and access kitchen	80.46	866
	Rear access lobby		

PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the vendor. The agents have not had the sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

MEASUREMENTS: All measurements are for general guidance purposes only and are approximate. Due to variations and tolerances in metric and imperial measurements, measurements contained in the particulars must not be relied upon for ordering carpets, furniture etc.



