



Red Line for Indicative Purposes Only

4 & 4A ST JOHNS PLACE, CLECKHEATON  
BD19 3RR

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**BTG**  
**Eddisons**

# 4&4A St Johns Place

Cleckheaton, BD19 3RR



Tenure

For Sale



Property Type

Industrial



Price

On application



Size

654.97 sq m (7,050 sq ft)



Location

Cleckheaton, BD19 3RR



Property ID

731.4615a (1229455)

**For Viewing & All Other Enquiries Please Contact:**

**MATTHEW JENNINGS MRICS**  
**Director**

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**HARVEY BLAND**  
**Graduate Surveyor**

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## Property

The property comprises of a Grade II Listed part 2 storey part 3 storey former showroom/warehouse under a pitched roof. Internally the premises comprise of predominantly open plan floors benefitting from carpeted flooring, good natural light and 2 ground level service doors.

Externally the building benefits from 4 parking spaces to the front and two external storage compounds (one to the side and one to the rear). The property lends itself to a variety of uses including potential residential development (STP).

Area	m <sup>2</sup>	ft <sup>2</sup>
<b>4</b>		
Ground floor showroom	114.83	1,236
Ground floor works area	53.14	572
First floor	263.66	2,838
Second floor	127.65	1,374
<b>4A</b>	95.69	1,030
<b>Total GIA</b>	<b>654.97</b>	<b>7,050</b>

These sizes have been provided to us and assumed correct.

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Rates

**4 St Johns**  
**Description:** Workshop and Premises  
**Rateable value:** £8,800

**4A**  
**Description:** Workshop and Premises  
**Rateable value:** £3,400

## Terms

The property is available **For Sale** with full vacant possession.

## Energy Performance Certificate

The property has an Energy Performance Asset Rating of **E**. Further information is available on request.

## Price

**On application.**

**Unconditional offers preferred.**

## VAT

Prices and rental are exclusive of VAT if chargeable.

## Legal Costs

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

## Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The property is well located on St John's Place, just off Bradford Road (A638) in the centre of Cleckheaton.

The M62/M606 motorway is approximately a mile in distance with Leeds city centre being approximately 10 miles away and Bradford city centre being 5 miles in distance.

Adjacent is the Bradford Road car park and nearby amenities include Home Bargains, Tesco Superstore and Victoria Street









