

# Former Council Offices Huddersfield Road Mirfield, WF14 8AT



PROPOSED IMAGE OF BUILDING

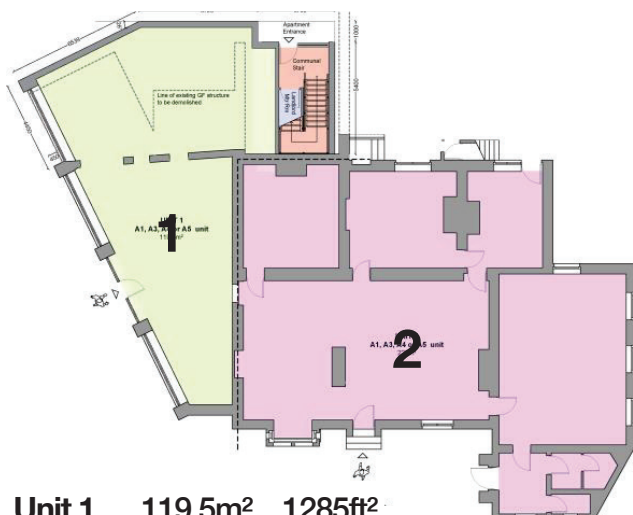
Former Council housing Offices and Council Chambers to be refurbished & converted to provide retail over ground floor and separately accessed five first floor apartments.

Mirfield is a town that sits seven miles west of Huddersfield, with excellent motorway

access and strong commuter rail links to Manchester and Leeds.

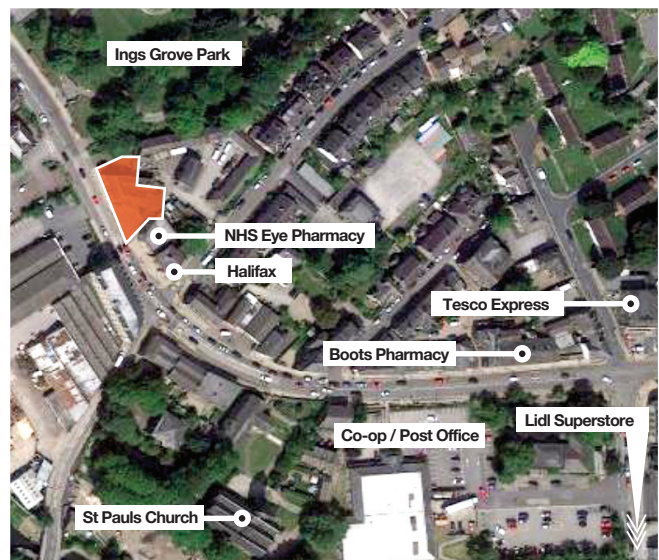
Occupiers nearby include the Co-operative, Halifax Bank, new Lidl Superstore, Tesco Express along with Bargain Booze & Calder Vets. The property adjoins the NHS Eye Pharmacy.

## PROPOSED FLOOR PLAN OF BUILDING



Unit 1	119.5m <sup>2</sup>	1285ft <sup>2</sup>
Unit 2	229m <sup>2</sup>	2464ft <sup>2</sup>

## LOCATION



## Proposal

Consisting of a two storey, former council office premises which is to undergo substantial refurbishment to form two separate retail units comprising of 1,285sq ft in Unit 1 and 2,464sq ft in Unit 2 each with designated parking spaces. The units do have the opportunity to be merged into one if an occupier so wishes. The first floor is to be converted to five apartments separately accessed from a new build extension.

## Occupancy Costs

**Rates:** to be assessed once redevelopment completed

**Rent:** Unit 1 £18,500 per annum Unit 2 £28,750 per annum

**Service Charge:** to be confirmed, shared on structure as proportion of floor space as and when costs arise.

## Timing

Each unit will undergo a full refurbishment and will be ready for occupation at the end of 2018/early 2019.

## Planning

Planning to be submitted for the conversion to ground floor retail and first floor residential. The retail units will benefit from A1, A3, A4, A5 and D1 use class under the Town and Country Planning Use Classes Order 1987. Alternative uses may also be considered subject to necessary planning consents.

## EPC

The energy performance assessment rating is to be assessed once the development has been completed and the assessment will be made available to interested parties.

## Project Development Manager

Andrew Allen: 07968124411 & Craig Newton: 07944 055840



Tanbry House, The Broadway, Great Central Road, Mansfield, Nottinghamshire. NG18 2RL

[www.ARBAGroup.co.uk](http://www.ARBAGroup.co.uk)