



Michael Steel & Co  
PROPERTY CONSULTANTS

**FOR SALE**

## **FORMER CAR WASH & VALETING FACILITY & STORES**

**'CLEAN CAR CENTRE',  
16 THORNHILL BRIDGE LANE,  
BRIGHOUSE, HD6 4AW**

223.90m<sup>2</sup> (2,410 sq. ft)  
Site Area 445m<sup>2</sup> (0.11 acres) approx.



Valeting Centre & Office



Bottomley Street Garage

- Site of car wash and valeting centre available with vacant possession
- Includes former end terraced dwelling (now office & store) in need of upgrade
- Redevelopment potential (STP)
- Separate garage/store (at neighbouring Bottomley Street)

**0113 2348999**

## Location

The property occupies a split site with the main car wash and valeting centre accessed off and fronting Thornhill Bridge Lane and with the rear garage store off the adjacent Bottomley Street, off Bradford Road (A641) close to Brighouse Police Station and opposite Thornhill Bridge WMC approximately 0.5 miles to the north of Brighouse town centre.



## Description

Clean Car Centre comprises a single storey covered car wash and valeting areas, car parking and a two storey with cellar end of terrace former dwelling, now office and stores. On the northern side of Bottomley Street, to the rear of the main site, is a single storey predominantly stone garage/store (understood to be fire damaged and not internally inspected).

## Accommodation

The building accommodation is summarised as follows:-

Office/former dwelling	44.84m <sup>2</sup> (482 sq. ft)
Car wash/valeting	127.97m <sup>2</sup> (1,378 sq. ft)
Bottomley Street garage (Est)	51.09m <sup>2</sup> (550 sq. ft)
<b>TGIFA</b>	<b>223.90m<sup>2</sup> (2,410 sq. ft)</b>

## Tenure

Freehold with title number WYK128082 and offered for sale with vacant possession.

## Services

Mains electricity, gas, water and drainage are available to the property. Prospective purchasers must satisfy themselves with regard to the condition and capacity of utilities and building installations.

## Business Rates

Through our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Car Wash & Premises RV £7,000

## Energy Performance Certificate

We have identified the property on the Energy Performance Certificate database and confirm the property has an EPC with energy rating G (219) expiring 10 October 2029.

## Price

Offers in the region of £175,000.

## VAT

The price is exclusive of VAT, if applicable.

## Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

## Legal Costs

Each party to be responsible for their own legal costs incurred in connection with a transaction.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Andrew Steel  
Ben Preston

Tel: 0113 234 8999  
[andrew@michaelsteel.co.uk](mailto:andrew@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Our Ref: 2897/A/S**  
**May 2024**

**Subject to Contract**



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**0113 2348999**  
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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.