

DETACHED RETAIL PREMISES  
WITH SELF CONTAINED  
LIVING ACCOMMODATION ABOVE  
FREEHOLD FOR SALE

Vickers  
carnley



26-28 Oldfield Lane, Heckmondwike, WF16 0JD



- 996 sq ft (92 sq m)
- Generous private car park to the rear
- Ground floor former veterinary practice
- First floor self contained flat
- Excellent location
- Would suit a variety of uses

## DESCRIPTION

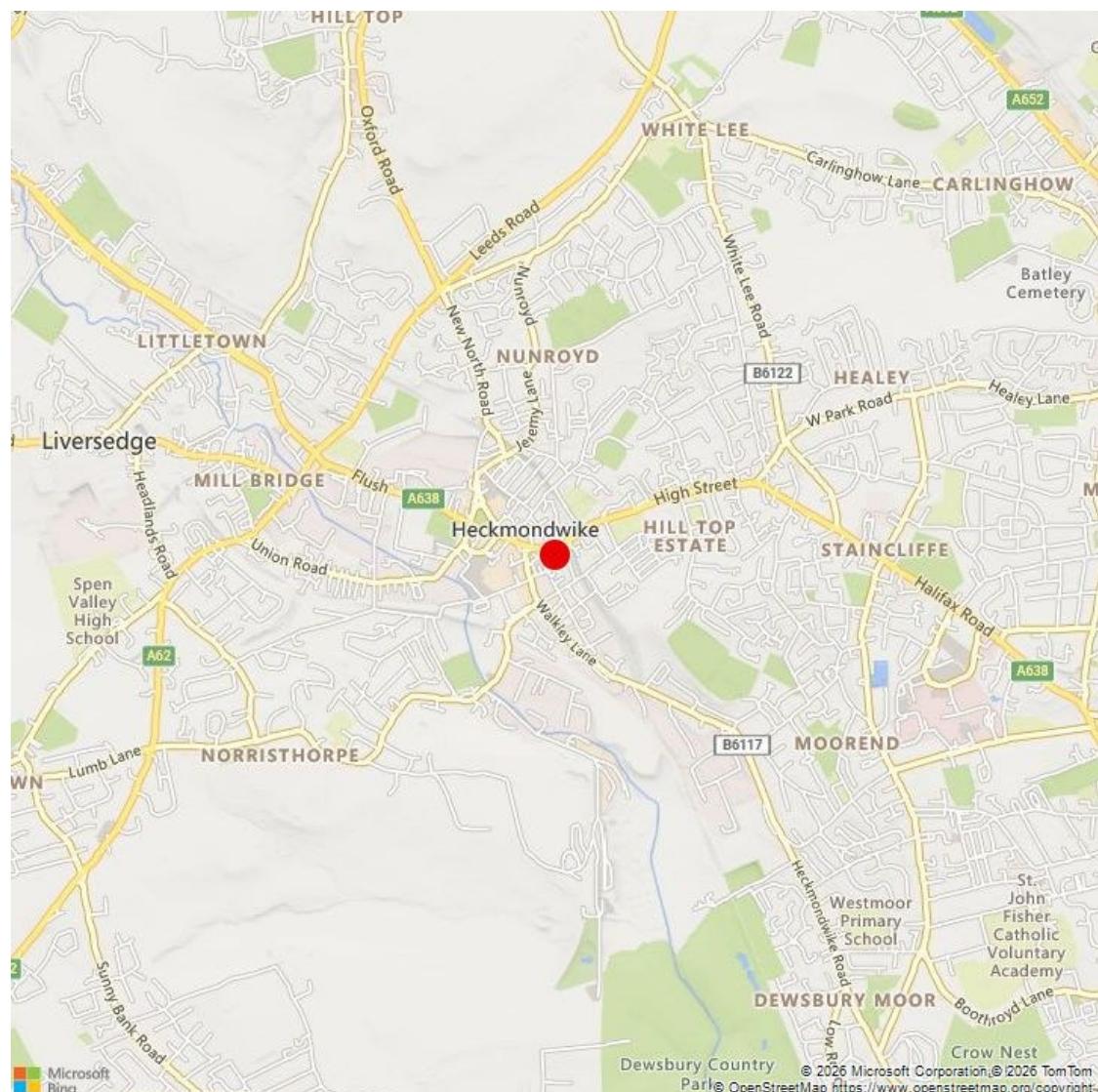
This is a detached retail property with a self contained 1 bed roomed accommodation above. For many years the premises have been utilised as a veterinary clinic and therefore would suit a similar use. The ground floor area offers a front reception area, 2 treatment rooms, kitchenette and WC facilities. The ground floor includes air con and gas central heating.

The flat is accessed from the rear and includes 1 bedroom, bathroom, living room and kitchen along with gas central heating.

To the rear the property boats a spacious private car park for approx. 6 cars.

## LOCATION

The property occupies a prominent location on Oldfield Road within walking distance to Market Street and close to the Market Place. Heckmondwike is well served with car parking and is convenient for Leeds, Huddersfield and the motorway network.



## ACCOMMODATION

### Ground Floor:

Reception area - 14ft 9in x 12ft 10in = 189 Sq Ft  
Treatment room 1 - 8ft 2in x 9ft 11in = 81 sq ft  
Treatment room 2- 10ft 7in x 8ft 2in = 86 Sq Ft  
Treatment area- 11ft 6in x 4ft 11in = 56 sq ft  
Store - 5ft 3in x 8ft 9in = 46 sq ft

Ground floor net internal area- 458 Sq Ft

### First floor flat:

Bedroom - 15ft 11in x 9ft 9in =155 Sq Ft  
Bathroom - 9ft 4in x 8ft 9in = 82 Sq Ft  
Living Room - 18ft 2in x 16ft 7in -(45 sq ft) = 256 Sq Ft  
Kitchen - 6ft 7in x 6ft 10in = 45 Sq Ft

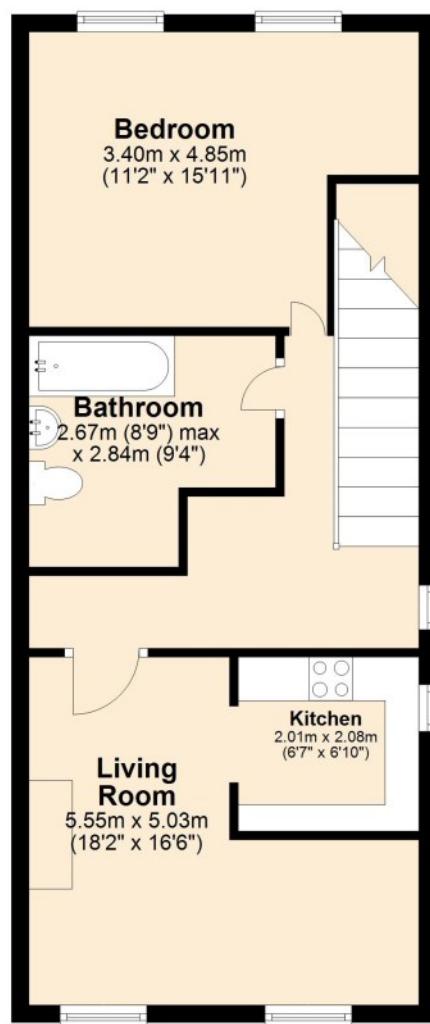
First floor net internal area- 538 Sq Ft

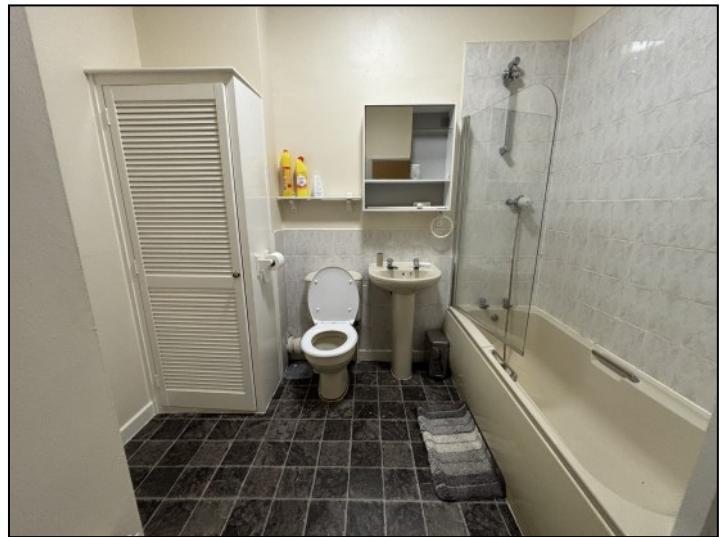
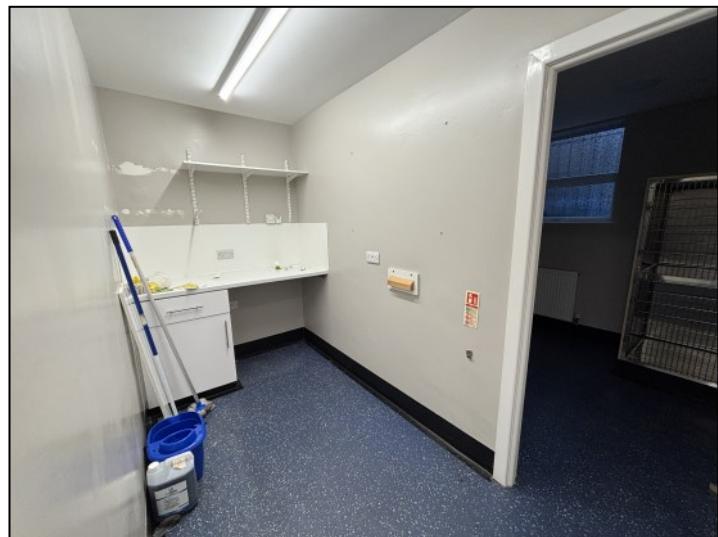
**Total net internal area- 996 Sq Ft (92.53 Sq M)**

**Ground Floor**



**First Floor**





## SUMMARY

PRICE	£185,000
RATEABLE VALUE	£6,400
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
COUNCIL TAX	Band A
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	D-96

## VIEWINGS & FURTHER INFORMATION



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### GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were created February 2026 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.