

bramleys

COMMERCIAL

To Let

**599-601 Wakefield Road
Waterloo
Huddersfield HD5 9XP**

**Rent:
£21,400 per
annum**



GROUND FLOOR RETAIL/OFFICE PREMISES

98.57m² (1,061ft²)

With Basement Office/Stores/Staff Facilities

51.00m² (554ft²)

- Double fronted retail unit in a prominent main road position
- High level of passing vehicular traffic
- Off road car parking available to rear

INVESTMENT • OFFICE/RETAIL • LAND • INDUSTRIAL

DESCRIPTION

The unit provides extensive ground floor retail accommodation extending to 1,061ft², together with lower ground floor office, stores and staff kitchen facilities extending to 554ft².

Externally, the unit benefits from large double fronted display windows and a wheelchair accessible ramped access.

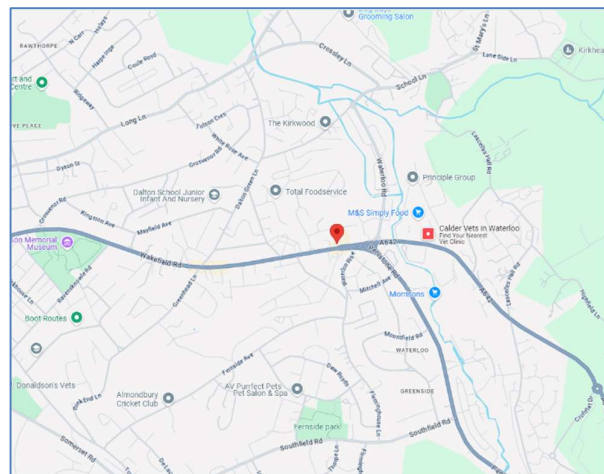
Formerly occupied as an estate agents office, the unit is available with vacant possession and would be suitable for similar uses, or alternative office/retail/quasi medical uses, subject to planning.

There is an area of land to the rear of the property which provides off-road car parking for the benefit of the entire building.

LOCATION

The property is positioned in the district of Waterloo approximately 2 miles to the east of Huddersfield town centre and fronts onto Wakefield Road (A629) which carries a high volume of traffic.

This is a popular area for occupiers due to the prominence of the properties with local occupiers including Dominos Pizza and a wide range of local independent occupiers, in addition to being a short distance from the Gallagher Retail Park which accommodates an Aldi supermarket, M&S Food and McDonalds.



ACCOMMODATION

Floor	Description	Floor Area	
		m ²	ft ²
Lower Ground	Stores with staff facilities	51.00	554
Ground	Sales Area	98.57	1,061
First	Residential Area	85.19	917

OUTSIDE

The property has a large area of land to the rear which provides off road car parking for the entire property.

RENT

£21,400 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

599 Wakefield Road - £8,500

601 Wakefield Road - £13,000

Uniform Business Rate of 49.9p/55.5p/£ (2025/26). It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

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LEASE TERMS

The premises are offered by way of a new lease for a term to be negotiated on effective full repairing & insuring terms.

REFERENCES

Prospective Tenants are required to be referenced. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

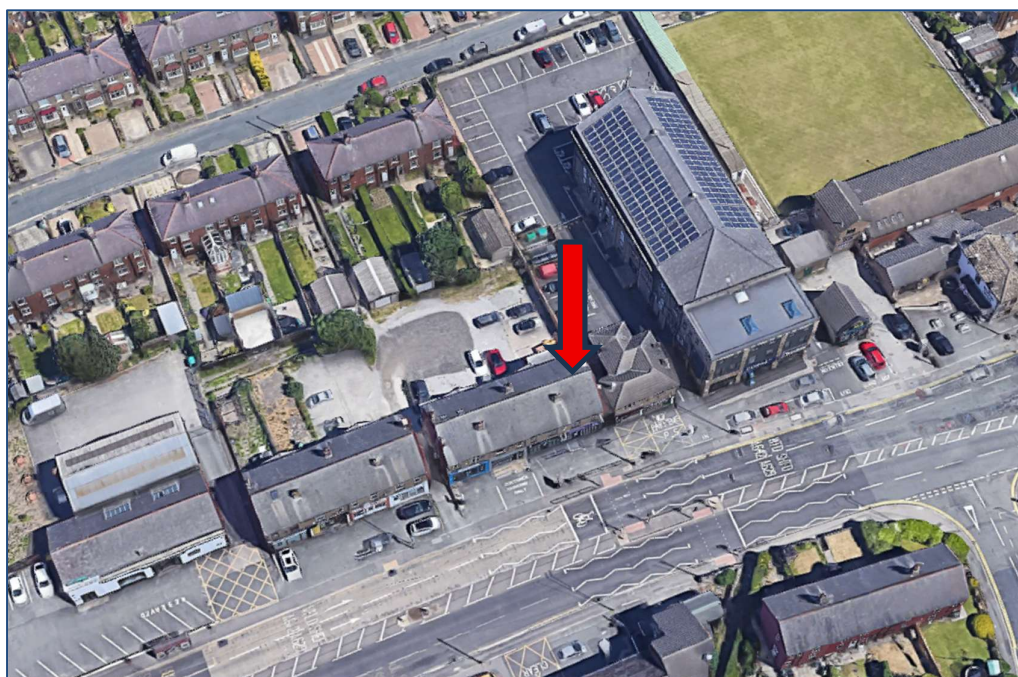
LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC RATING: tbc



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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