

bramleys

COMMERCIAL

To Let

**151c Wakefield Road
Scissett
Huddersfield
HD8 9HR**

**Asking Rent:
£12,000
per annum**



RETAIL PREMISES

69.99m² (753ft²)

With Basement

64.96m² (699ft²)

- Excellent main road position
- Suitable for a variety of uses
- On-street car parking

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DESCRIPTION

The property comprises an end of terrace building providing ground floor retail accommodation with basement ancillary accommodation. The property is constructed of stone under a pitched slate covered roof.

The retail accommodation extends to 69.99m² (753ft²), having double fronted display windows.

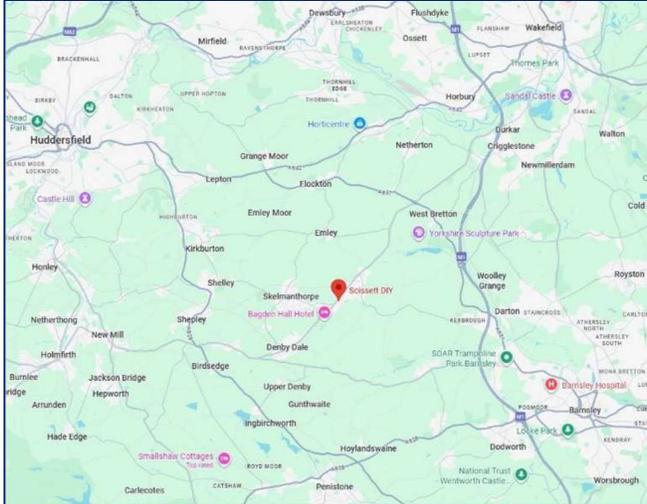
The basement provides storage accommodation extending to 64.96m² (699ft²).

The property occupies a prominent position fronting onto Wakefield Road which is the principal retail road through the centre of Scissett. Scissett is a village centre situated approximately 2.5 miles to the southeast of Huddersfield town centre, having a popular retailing centre amongst local residents which serves the area and accommodates a range of local independent retailers, hairdressing salons and restaurants.

The availability of the premises provides an excellent opportunity for an existing business or new start-up business to lease premises within a popular village centre location.

LOCATION

The property is located in a popular area with Scissett being a sought after residential location, having a small collection of retail units fronting Wakefield Road. It is accessible for Junction 39 of the M1 motorway network, in addition to being approximately 8 miles from Huddersfield town centre.



ACCOMMODATION

■ GROUND FLOOR Sales area with WC	69.99m ² (753ft ²)
■ BASEMENT Cellar storage with separate access from the rear	64.96m ² (699ft ²)
TOTAL	134.89m² (1,452ft²)

OUTSIDE

There is on-street car parking within close proximity.

RENT

£12,000 per annum

RATEABLE VALUE

£13,500

The current Uniform Business Rate applied for the year 2025/26 is 49.9p/55/5p/£. It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief by visiting the Valuation Office website at www.voa.gov.uk

VIEWING

Contact the Agents.

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LEASE TERMS

The property is offered by way of a new lease for a minimum term of 3 years, to incorporate 3 yearly rent reviews and be of effective full repairing and insuring terms.

LEGAL COSTS

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

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.

VAT

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

EPC ASSET RATING: D.

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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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