

**bramleys**  
COMMERCIAL

**For Sale**

**141–143 Wakefield Road  
Scissett  
Huddersfield  
HD8 9HR**

**Price:  
£750,000**



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**INCOME PRODUCING COMMERCIAL AND INDUSTRIAL  
INVESTMENT OPPORTUNITY**

**Passing Rent £49,740 per annum**

**ERV circa £80,000 per annum**

- Road fronted former garage premises providing multiple units, including DIY store, metal fabricators and engineering business with buildings extending to approximately 1,137m<sup>2</sup> (12,236ft<sup>2</sup>)
- Well positioned in the popular village of Scissett, fronting the A636 Wakefield Road
- Site area extends to approximately 2,530m<sup>2</sup> (0.581 acres).

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## DESCRIPTION

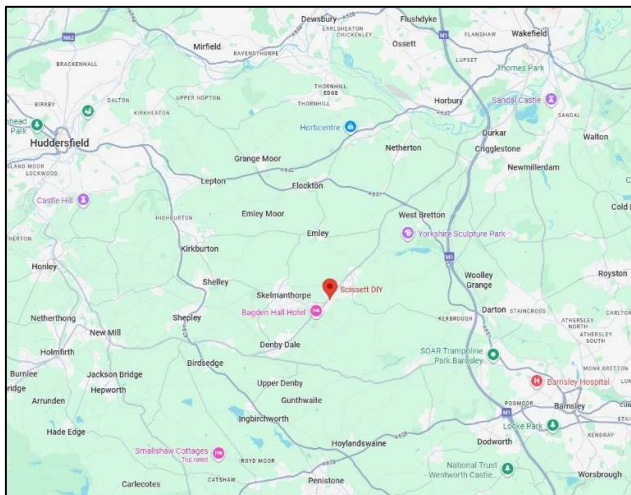
The property comprises a range of buildings which are of different construction types, having formerly been occupied by a single business as a motor vehicle repair forecourt and maintenance garage to the rear. It now provides a range of units, including a DIY store, steel fabricators and engineering premises, in addition to vacant garage premises to the front which are capable of being let independently.

The property is held as a multi-occupied investment with the units largely let on informal tenancy agreements requiring asset management to formalize lease agreements and enhance the rental return to the estimated rental value which is in the region of £80,000 per annum.

The gross passing rent is currently £49,740 per annum, with the landlord being partially responsible for business rates and utilities.

## 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

Floor	Details	Floor Area	
		m <sup>2</sup>	ft <sup>2</sup>
Upper Ground	DIY Store	365.52	3,934
Basement		200.94	2,163
	Vacant Showroom & Offices	95.05	1,023
	Tenanted Workshop	124.90	1,344
Lower Ground	Workshop	111.27	1,198
	Store	45.09	485
	Steel Fabricators	106.74	1,149
	Engineering Workshop	87.18	939

Total Site Area 0.581 acres.

**ASKING PRICE**  
£750,000.

**TENURE**  
The property is freehold.

**UTILITIES**  
The property has the benefit of a gas, electricity and mains water supplies. There are 2 incoming electricity supplies, one of which the landlord retains responsibility for.

## RATEABLE VALUE & UNIFORM BUSINESS RATE

£26,500  
and  
Unit 1A £5,500.

Uniform Business Rate of 49.9p/55.5p/£ (2025/26).

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

## CONTACT

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**EPC RATING** tbc

## TENANCIES

The gross passing rent is currently £49,740 per annum. Full details of tenancies can be obtained from the agent's office on request. The estimated rental value of the property is circa £80,000 per annum.

### TENANCY SCHEDULE

UNIT	RENTAL INCOME PER ANNUM
141 Wakefield Road	£24,960
Unit 2 (to rear of Unit 1)	£6,720
Unit 1 (to front, next to garage)	£4,800
Unit 3 (adjacent to Unit 2)	£8,400
143 Wakefield Road	-
Unit 4	£1,980
Unit 5	£2,880
Total Passing Rent	£49,740
Estimated Rental Value when fully let	£80,000

#### 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 in situ 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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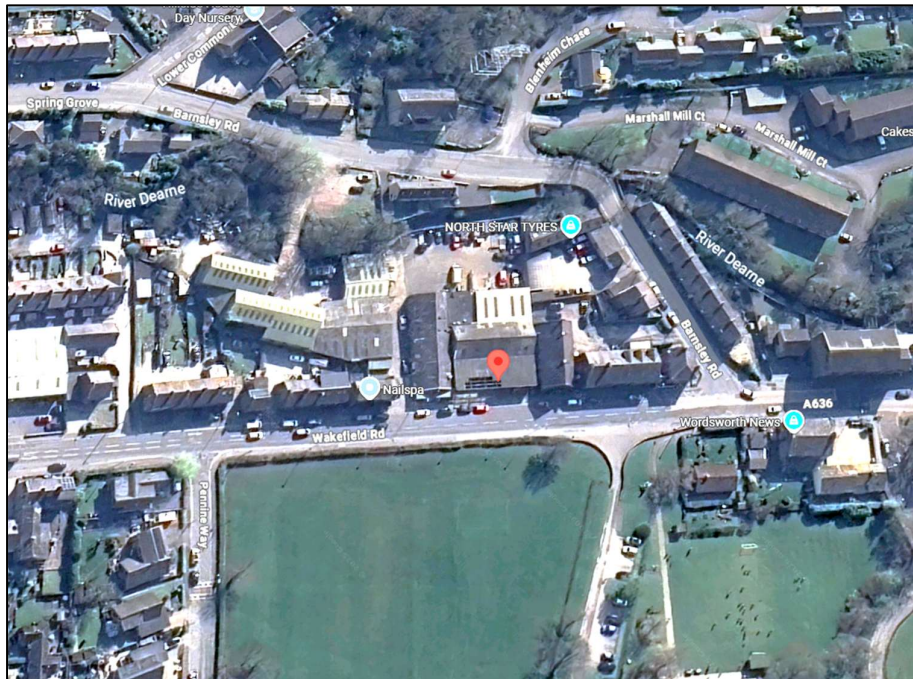
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