

**Unit 3, 91 Wakefield Road  
Aspley  
Huddersfield HD5 9AB**

**Rent:  
£9,600  
per annum**



## RETAIL ACCOMMODATION

**119.71m<sup>2</sup> (1,228ft<sup>2</sup>)**

- Showroom/Retail accommodation extending over 2 floors in a main road position on the outskirts of Huddersfield town centre
- Attractive Grade II listed building

## DESCRIPTION

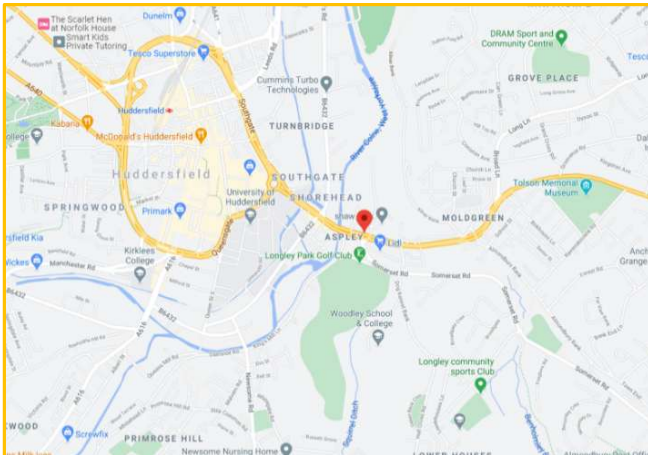
The property comprises a grade II listed, commercial building with Ashlar stone face which is currently providing showroom accommodation. The unit would suit its current use but the property would also suit retail/office uses subject to planning.

The ground floor provides a range of showroom display with a WC and Kitchen towards the rear. The upper floor provides further showroom display.

## LOCATION

The property is positioned at the junction with Silver Street and Wakefield Road in the district of Aspley, approximately 1 mile from the centre of Huddersfield. It is situated within a parade of similar buildings, all providing commercial accommodation to the ground floor with some having upper floor residential accommodation above.

The Wakefield Road (A629) is one of the main arterial roads serving Huddersfield town centre and leads towards the south of the town providing access to the M1 motorway network at Dirkar. The building is positioned opposite the Lidl supermarket and in close proximity to the Asda supermarket, Iceland Foods and Premier Inn. It is also within walking distance of Huddersfield University campus and has a large amount of passing footfall including nearby student residents.



## ACCOMMODATION

### UNIT 3

Ground Floor Retail	58.46m <sup>2</sup> (629ft <sup>2</sup> )
First Floor Retail	61.25m <sup>2</sup> (659ft <sup>2</sup> )
<b>Total</b>	<b>119.71m<sup>2</sup> (1,288ft<sup>2</sup>)</b>

### RENT

£9,600 per annum

### RATEABLE VALUE & UNIFORM BUSINESS RATE

To be assessed.

### 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.

### VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

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Sheraz Muhammad

[Sheraz.muhammad@bramleys.com](mailto:Sheraz.muhammad@bramleys.com)

### UTILITIES

The property has mains electricity, gas, water and mains sewerage connected.

### LEASE TERMS

The premises are offered by way of an assignment of the current lease or by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on effective full repairing and insuring terms.

### LEGAL COSTS

The incoming tenant will be responsible for the reasonable legal costs of

the landlord.

### VAT

VAT is not chargeable on the rent.

### EPC ASSET RATING: C

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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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