

**317B Old Wakefield Road
Moldgreen
Huddersfield
HD5 8AA**

**Rent £10,800
per annum
(£900 pcm)**



OFFICE/RETAIL BUILDING

45.64m² (491ft²)

- Prominent main road position
- On-street car parking

DESCRIPTION

The property comprises a two storey stone built office building located a short distance from Huddersfield town centre on the main Old Wakefield Road in a prominent position.

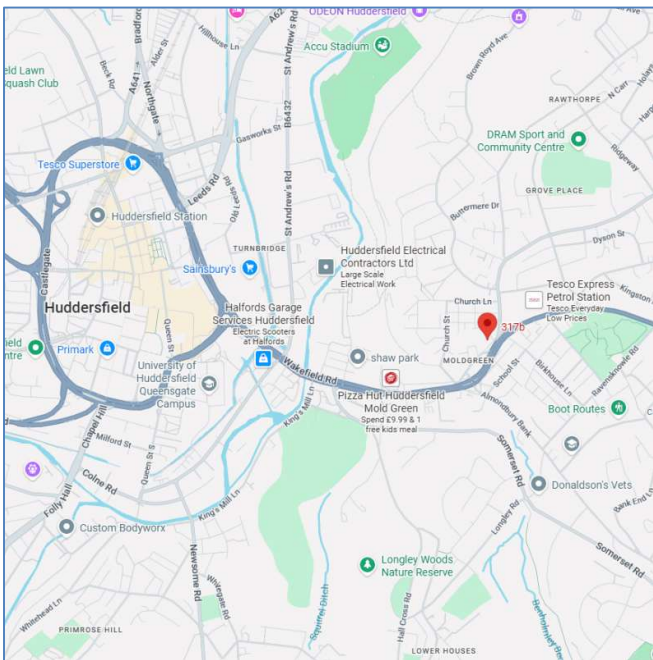
The property is situated within a popular parade of shops and office premises, having the benefit of on-street car parking.

The premises extend to 45.64m² (491ft²) over 2 levels, having c CCTV security.

LOCATION

The property is located along Old Wakefield Road, Moldgreen within 1.5 miles of Huddersfield town centre. It is a busy, well-located commercial area on a main arterial route, making it suitable for a variety of business uses such as offices, retail, or beauty salons.

The property benefits from good prominence from the main road. This is a popular location for both commercial and residential occupiers due to the accessibility of bus routes serving the town centre.



ACCOMMODATION

■ GROUND	20.82m ² (224ft ²)
Including: 2 Offices WC Facilities	
■ FIRST	24.82m ² (267ft ²)
Including: 2 Offices WC Facilities	

RENT

£10,800 per annum (£900 per calendar month).

RATEABLE VALUE AND UNIFORM BUSINESS RATE

TBC

This will be charged back by the local Rating Office at the 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

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.

LEASE TERMS

The unit is offered by way of a new lease for a term to be negotiated on full repairing and insuring terms to incorporate 3 yearly rent reviews.

LEGAL COSTS

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

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS
Jonathan.wilson@bramleys.com

Sheraz Muhammad
Sheraz.muhammad@bramleys.com

VAT

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

EPC ASSET RATING: TBC

bramleys.com/commercial

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

14 St Georges Square

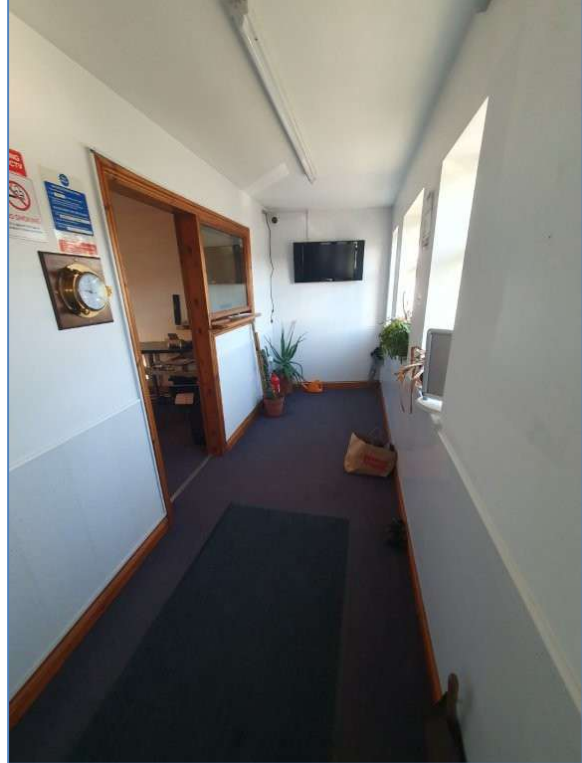
Huddersfield

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