

**Unit 1a  
Ruth Street  
Newsome  
Huddersfield HD4 6JF**

**Rent  
£7,200 per  
annum**



## WORKSHOP/INDUSTRIAL UNIT

**61.59m<sup>2</sup> (663ft<sup>2</sup>)**

- Conveniently located on the outskirts of Newsome village centre
- Approx 1 mile to the south of Huddersfield town centre
- Large loading door and on-street car parking
- Additional accommodation available by separate negotiation

## DESCRIPTION

The property occupies part of the ground floor of this stone built former bakery premises situated on the outskirts of Newsome village centre approximately 1 mile to the south of Huddersfield.

The unit extends to 663ft<sup>2</sup> and has the benefit of a large loading door and on-street car parking within the immediate vicinity.

The availability of the unit provides an excellent opportunity for a new business start-up or small independent trader to lease workshop premises in an accessible location and at an affordable rent.

The positioning of the property is in close proximity to Huddersfield town centre and it's Ring Road, which affords relatively easy access to all areas surrounding Huddersfield. It is suitable for a wide range of uses, including workshop, warehousing and light manufacturing, subject to obtaining relevant planning consents.



## 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 ASSET RATING: E

## ACCOMMODATION

### Unit 1a

■ GROUND FLOOR  
Workshop, Office & WC

61.59m<sup>2</sup> (663ft<sup>2</sup>)

## OUTSIDE

On-street car parking is available within the immediate vicinity.

## RENT

£7,200 per annum

## RATEABLE VALUE

£2,475.

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p (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](http://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.

## VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

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Sheraz Muhammad

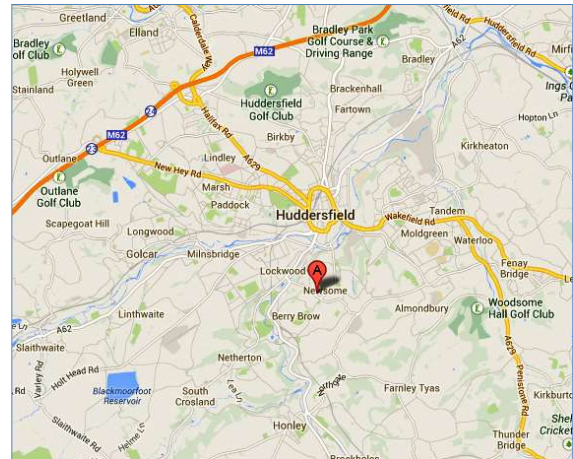
[sheraz.muhammad@bramleys.com](mailto:sheraz.muhammad@bramleys.com)

## LEASE TERMS

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

## UTILITIES

The unit benefits from mains water and 3 phase electricity.



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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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