

bramleys

COMMERCIAL

To Let

**Unit 1, 91 Wakefield Rd
Aspley
Huddersfield
HD5 9AB**

**Rent:
£10,500
per annum**



PROMINENT RETAIL ACCOMMODATION

From 94.76m² (1,019ft²)

- Showroom accommodation in a main road position on the outskirts of Huddersfield town centre
- Attractive Grade II listed building

INVESTMENT • INDUSTRIAL • RETAIL • LAND • OFFICE

DESCRIPTION

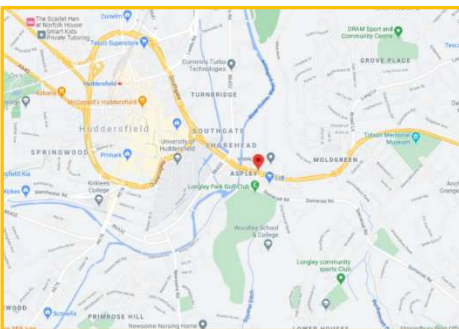
The property comprises a grade II listed, corner commercial building with Ashlar stone face and providing a series of adjacent and interconnecting buildings which provide showroom, office and storage accommodation which has been occupied by Bower & Child, AGA retailers for a number of years.

Unit 1 has recently become available and provides a ground floor showroom with first floor office. The unit has a prominent position with display frontage on to Wakefield Road.

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 1

Ground Floor Showroom	47.38m ² (509ft ²)
First Floor Office	47.38m ² (509ft ²)
Total Unit 1	94.76m² (1,019ft²)

OUTSIDE

The building has access to the rear via a passageway which is shared with the neighbouring buildings. Two of the units have rear access for loading. In addition there are potentially some car parking spaces included, subject to lease terms.

RENT

Unit 1 £10,500 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
Jonathan.wilson@bramleys1.co.uk

George Aspinall
George.aspinall@bramleys1.co.uk

UTILITIES

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

LEASE TERMS

The premises are offered 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.

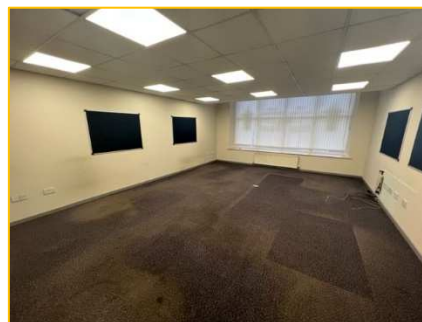
LEGAL COSTS

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

VAT

VAT is not chargeable on the rent.

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

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

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