

**The Waterloo**  
**609 Wakefield Road**  
**Huddersfield**  
**HD5 9XP**

**Asking**  
**Price:**  
**£475,000**



## **MIXED USE INVESTMENT/DEVELOPMENT OPPORTUNITY**

- Vacant public house premises extending to 2,135ft<sup>2</sup> plus vacant café extending to 498ft<sup>2</sup> and 4 flats generating £24,000 per annum (ERV for the vacant public house and Café £32,000 per annum) Total ERV £56,000 per annum.
- Prominent main road location.

## DESCRIPTION

The premises comprise a detached stone built property constructed under a pitched stone slate covered roof providing public house accommodation to the ground floor extending to 2,135ft<sup>2</sup>.

The property has been extended to the north, having a single storey café which extends to 498ft<sup>2</sup>.

The remainder of the ground floor provides a single one bedroom flat, with the first floor having been converted into 3 further one bedroom flats.

The public house accommodation has been finished to a modern standard, having exposed stone and brick walls, stone flagged flooring and modern bar fittings.

The café is currently Vacant. All 4 flats are tenanted on Assured Shorthold Tenancies generating £500 pcm each (£24,000 per annum).

The property presents an excellent opportunity for owner occupiers, investors or developers to acquire this mixed use investment/conversion opportunity which generates good ongoing income and presents the opportunity to tenant the ground floor former public house and café in addition to the prospect of conversion into commercial or residential units.

## LOCATION

The property is positioned along Wakefield Road (A642) approximately 2.5 miles to the east of Huddersfield town centre. It is positioned close to the intersection of the A642 with the A629 Penistone Road and enables good access to all areas to the south and east of Huddersfield.

Wakefield Road carries a high volume of passing vehicular traffic and the district centre of Waterloo is home to a recognised retail centre and includes a range of local independent businesses in addition to a national presence of Domino's and Subway. In addition, the retail provision in the area is supplemented by the Gallagher Retail Park positioned a short distance to the east which accommodates an Aldi, M&S Simply Foods, Home Bargains and McDonalds.



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## ACCOMMODATION

BUILDING 1			
FLOOR	DESCRIPTION	m <sup>2</sup>	ft <sup>2</sup>
Ground	Café	46.24	498
Ground	Public house	198.34	2,134
Ground	One bedroom flat	39.67	427
First	One bedroom flat	42.27	455
First	One bedroom flat	30.38	327
First	One bedroom flat	39.67	427
<b>OVERALL TOTAL FLOOR AREA</b>		<b>396.57</b>	<b>4,268</b>

### PRICE

£475,000.

### RATEABLE VALUE & UNIFORM BUSINESS RATE

609a Wakefield Road – Café & Premises - £7,900  
609 Wakefield Road - Public House - £7,000

This will be charged back by the local Rating Office at the Uniform Business Rate of 51.2p (2021/22).

### COUNCIL TAX

TBC

### TENURE

Freehold.

### EPC ASSET RATING

Public House – D (expired 26/1/22)

Café – None

Flat 1 – C (expires 31/7/22)

Flat 2 – C (expires 31/7/22)

Flat 3 – C (expires 31/7/22)

Flat 4 – D (expires 15/8/22)

### TENANCIES

Public House – Vacant

Café – Vacant

Flat 1 (ground floor) - £500 pcm (£6,000 p/a)

Flat 2 (ground floor) - £500 pcm (£6,000 p/a)

Flat 3 (ground floor) - £500 pcm (£6,000 p/a)

Flat 4 (ground floor) - £500 pcm (£6,000 p/a)

The flats are held on 6 month ASTs.

The public house and the 4 residential properties are supplied by the same gas, water and electricity meters. The flats are served by a single central heating boiler.

The rents are therefore inclusive of utilities which the landlord covers.

### VAT

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

### CONTACT

Jonathan J Wilson BSc (Hons) MRICS

[Jonathan.wilson@bramleys1.co.uk](mailto:Jonathan.wilson@bramleys1.co.uk)

Mobile: 07766 774500

#### 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

01484 530361

e: [commercial@bramleys1.co.uk](mailto:commercial@bramleys1.co.uk)

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