

**Former Longley Park Motors  
The Triangle  
Paddock  
Huddersfield HD1 4RU**

**Rent:  
£55,000  
per annum**



**FORMER CAR SALES SHOWROOM & EXTERNAL DISPLAY**  
**500m<sup>2</sup> (5,384ft<sup>2</sup>)**

**Total Site Area: 0.47 Acres**

- **Prominent road fronted car sales showroom in an accessible location approximately 1 mile from Huddersfield town centre**
- **Established car sales location and suitable for alternative retail and showroom uses, subject to the occupier's requirements and planning permission**

## DESCRIPTION

The property comprises a large predominantly single storey showroom which extends to 500m<sup>2</sup> (5,384ft<sup>2</sup>) with large ground level display windows within front, side and rear elevations.

The building incorporates a two storey section, has PVCu double glazed windows and provides office accommodation which is ancillary to the showroom.

The majority of the building has been used for showroom space with tiled floor and modern specification lighting, with the remainder providing staff accommodation, storage and workspace.

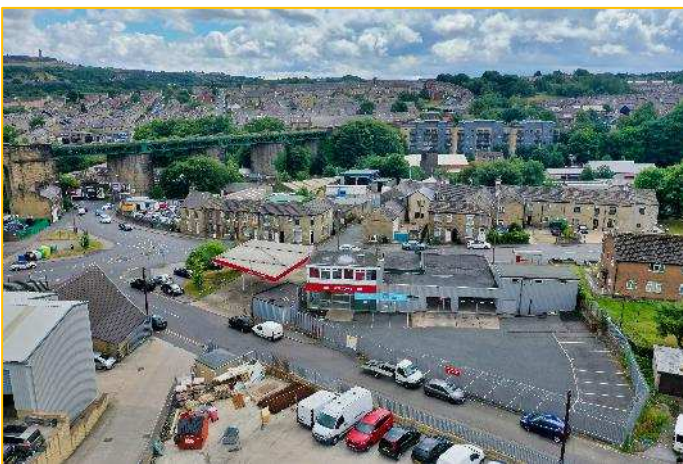
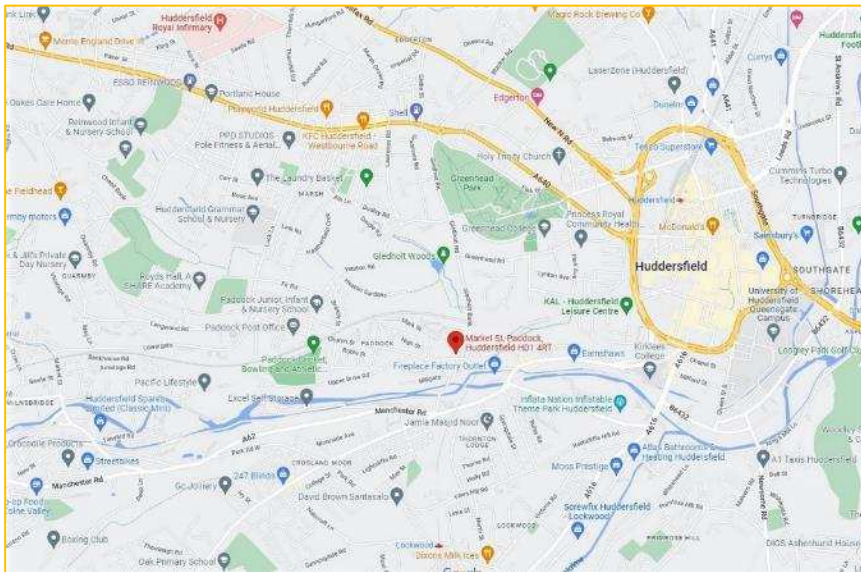
The upper floor provides a range of offices and externally the site extends to a total of 0.47 acres, with approximately 8 vehicle spaces along the frontage, 17 spaces on the former petrol station forecourt, and a further 40 spaces within the rear yard which is enclosed by a palisade gate and fence.

## LOCATION

The property occupies a prominent corner position at the intersection of Gledholt Bank, The Triangle and Market Street, Allen Row in the district of Paddock, approximately 1 mile to the west of Huddersfield town centre.

This is therefore an accessible location for Huddersfield town centre in addition to being accessible for the A62 Manchester Road which connects the town with all areas along the Colne Valley, and being a short distance from Junctions 23 and 24 of the M62 motorway network.

Paddock is a predominantly residential area, having a commercial centre along Market Street, with a range of terraced shops. It is also a popular industrial and commercial location with good quality industrial property being positioned around Allen Row and Gledholt Bank, positioned close to the subject property.



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## ACCOMMODATION

ORIGINAL BUILDING			
FLOOR	DESCRIPTION	m <sup>2</sup>	ft <sup>2</sup>
Ground	Including showroom, disabled wc, plant room, staff room and store	431.24	4,642
Mezzanine	Store	25.10	270
First	2 Offices, server room, services room, ladies and gents wc.	46.82	504
<b>OVERALL TOTAL FLOOR AREA (GIA)</b>		<b>500.00</b>	<b>5,384</b>



### ASKING RENT

£55,000 per annum

### RATEABLE VALUE & UNIFORM BUSINESS RATE

£23,750

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/51.2p/£ (2022/23). It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief by visiting the Valuation Office website at [www.voa.gov.uk](http://www.voa.gov.uk)

### PLANNING

The property has been used as a car sales showroom for a number of years and it is assumed this is an established use as a car sales showroom. Any alternative uses may require planning and any interested parties should liaise with the local planning authority in this regard.

### SERVICES

The property has mains gas, water, electricity and sewer drainage.

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## REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. 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](mailto:Jonathan.wilson@bramleys1.co.uk)

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

## LEASE TERMS

The property is 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 & insuring terms.

## LEGAL COSTS

The incoming 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



### 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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