

bramleys

COMMERCIAL

For Sale

190-192 Manchester Rd
Huddersfield
HD1 4JB

Asking Price:
£85,000



RETAIL INVESTMENT PREMISES

44.30m² (476ft²)

- Prominent main road position
- Investment Opportunity
- Currently generating an income of £6,500 per annum

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DESCRIPTION

The property comprises two adjoining single storey retail units which have been combined to provide a single lock up shop which is tenanted and generating an income of £6,500 per annum.

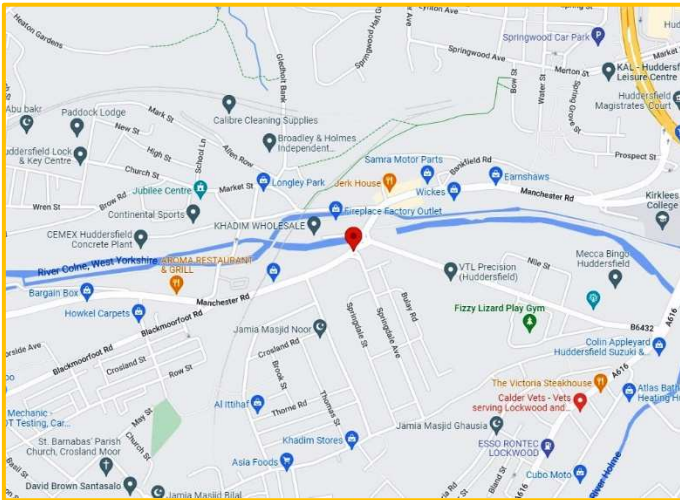
The property extends to 476ft² and has the benefit of good ground floor display frontage and is occupied under a lease commencing September 2023 for a term of 3 years.

The property is well positioned, having good frontage onto Manchester Road and is suitable for a wide range of potential uses.

LOCATION

The property is positioned on Manchester Road which is a main arterial road linking Huddersfield town centre with all areas along the Colne Valley including Milnsbridge, Linthwaite, Slaithwaite and Marsden (A62).

Manchester Road is an industrial corridor with a mix of heavy and light industrial uses and the retail units are positioned approximately a mile to the west of Huddersfield town centre in a prominent position having a high volume of passing vehicular traffic.



ACCOMMODATION

GROUND FLOOR

Sales area 44.30m²
(476ft²)

ASKING PRICE

£85,000

OUTSIDE

There is on-street car parking in close proximity.

TENURE

The property is held under a freehold title.

VIEWING

Contact the Agents.

George Aspinall

George.aspinall@bramleys1.co.uk

RATEABLE VALUE

£5,400

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/51.2p/£ (2023/24).

VAT

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

LEASE TERMS

The premises were let in September 2023 for a term of 3 years incorporating a 2 year break clause, at a rent of £6,500 per annum. A copy of the lease is available from the agent's office on request.

EPC - TBC

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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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