

**Retail Warehouse**  
**Phoenix Retail Park**  
**Leeds Road**  
**Huddersfield HD1 6NE**

**Rent:**  
**£200,000**  
**per annum**



## RETAIL WAREHOUSE

1,901.95m<sup>2</sup> (20,472ft<sup>2</sup>)

- On-Site Car Parking for approximately 100 Cars
- Adjacent to Storage King Self Store, Sandal BMW and opposite Great Northern Street Retail Park which accommodates Next, Boots, The Range and Sports Direct

## DESCRIPTION

The property comprises a single storey retail warehouse forming part of the Phoenix Retail Park on the edge of Huddersfield town centre.

The unit provides approximately 20,472ft<sup>2</sup> including partitioned warehouse to the rear with loading from a shared service yard.

The property provides good quality open plan retail warehouse accommodation suitable for bulky goods displays or conversion to leisure use, subject to planning.

It is on a site which benefits from 100 car parking spaces, is accessible on the edge of Huddersfield town centre and close to other retail parks, including Leeds Road Retail Park and The Great Northern Street Retail Park.

## LOCATION

The property is positioned on the edge of Huddersfield town centre off the A62 Leeds Road which is one of the main arterial roads serving the town.

Phoenix Retail Park is a bespoke site and the unit is positioned adjacent to Storage King and near to occupiers including The Range, Next, Boots and Sports Direct. The site is also positioned adjacent to Sandal BMW and is within walking distance of the town centre, bus and train stations and the University.



## ACCOMMODATION

Retail Warehouse 1,901.95m<sup>2</sup> (20,472ft<sup>2</sup>)  
Including:  
Open plan sales accommodation  
Partitioned warehouse  
Staff facilities

## OUTSIDE

Car parking is available on site for in excess of 100 cars with the car park being monitored and time limited to 90 minutes. The building benefits from loading access via a shared service yard to the rear.

## RENT

£200,000 per annum

## RATEABLE VALUE & UNIFORM BUSINESS RATE

£177,000

Uniform Business Rate of 51.2p/£ (2023/24).

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

## LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 5 yearly rent reviews in line with RPI.

## 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:** D Rating.

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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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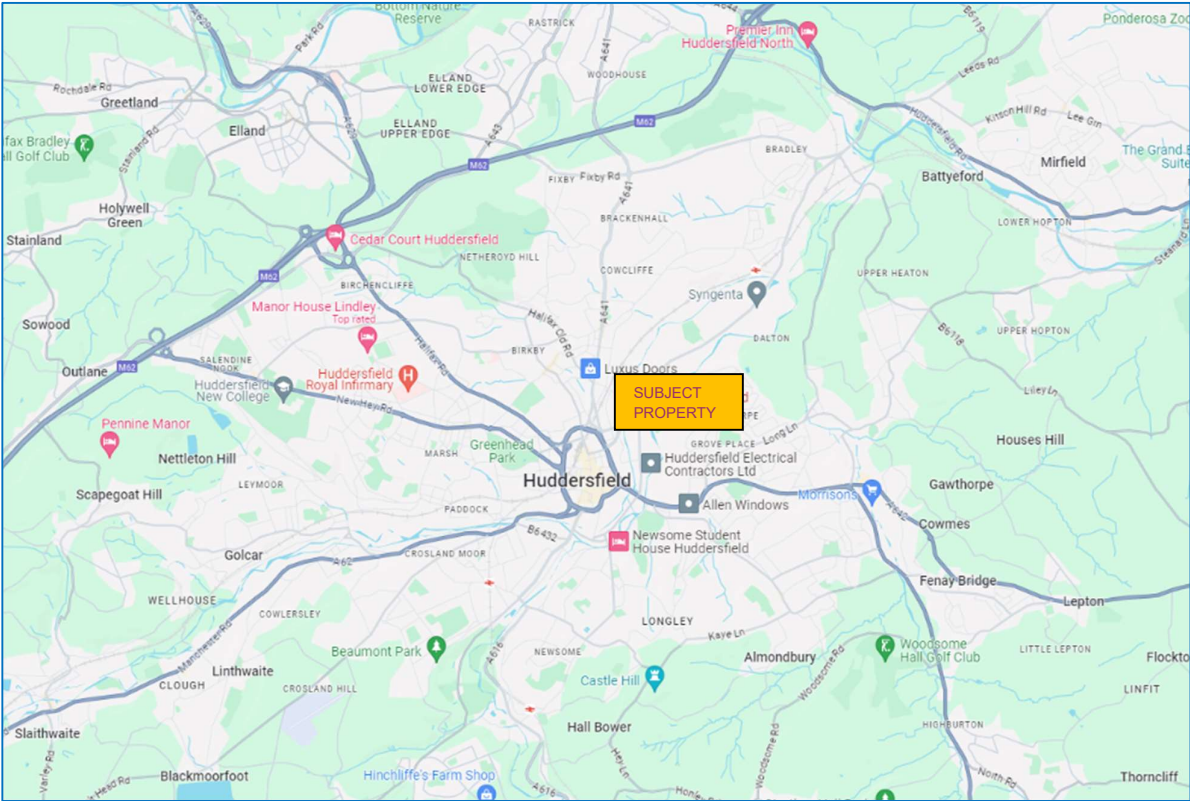
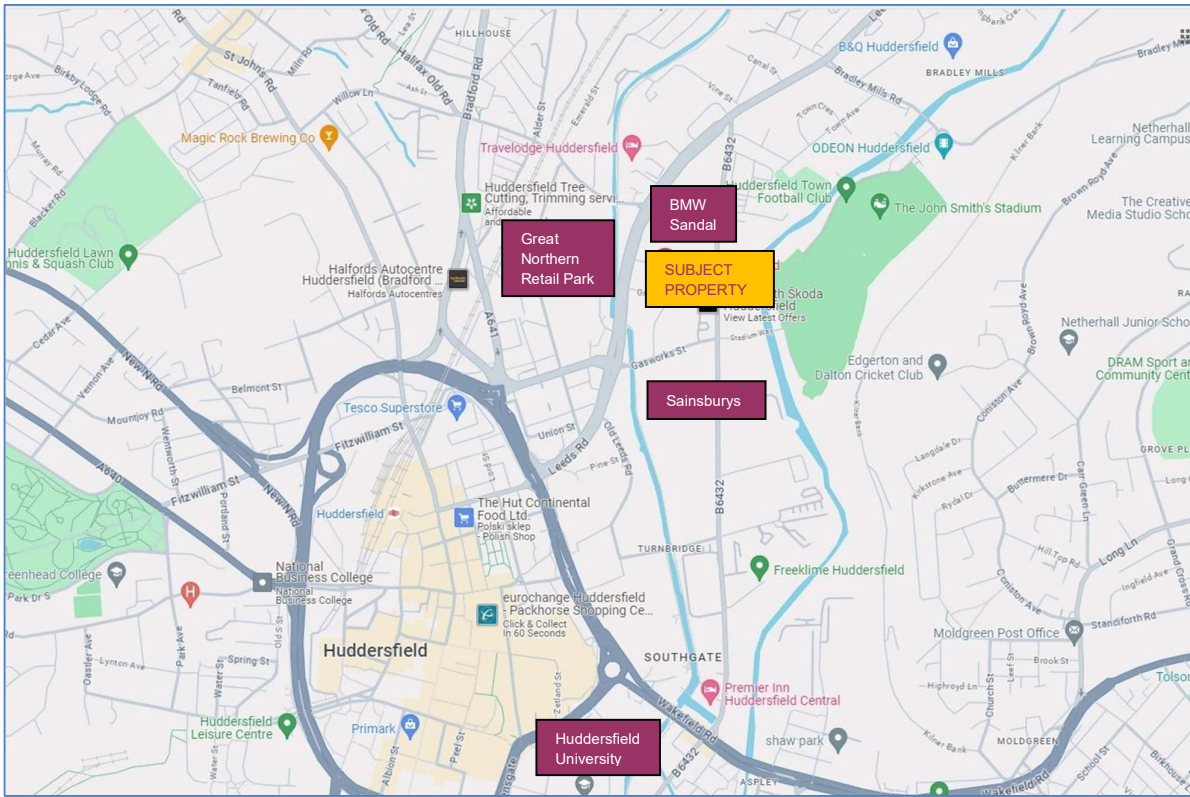
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