

bramleys

COMMERCIAL

To Let

**143 Wakefield Road
Aspley
Huddersfield HD5 9AN**

**Rent £8,400
per annum
(£700 pcm)**



TWO STOREY OFFICE BUILDING

121.51m² (1,308ft²)

- Prominent main road position
- Grade II Listed building
- 2 Car parking spaces to the rear with on-street car parking to front
- Centrally heated

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DESCRIPTION

The property comprises a two storey stone built office building located a short distance from Huddersfield town centre on the main Wakefield Road in a prominent position.

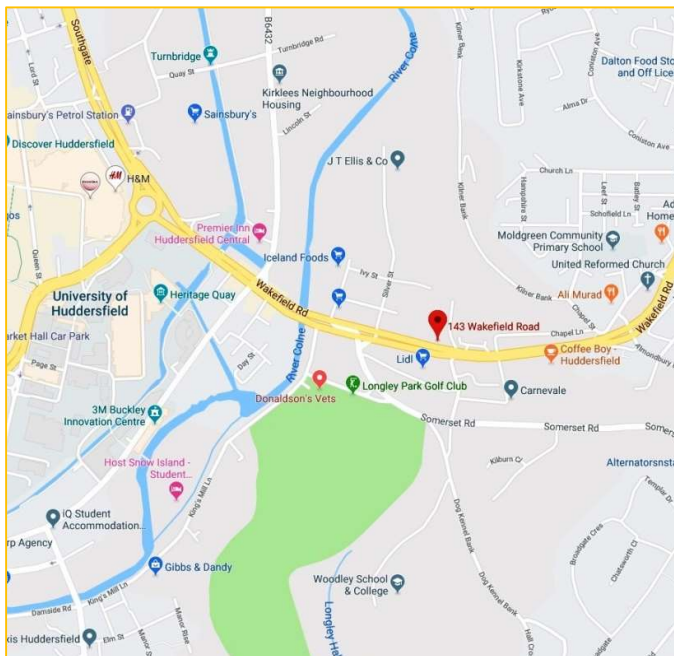
The property is situated within a popular parade of shops and office premises, having the benefit of on-street car parking and two designated car parking spaces to the rear.

The premises extend to 121.51m² (1,308ft²) over 3 levels, having central heating and CCTV security.

LOCATION

The property is located along the A629 Wakefield Road, Aspley within 0.5 miles of Huddersfield town centre a short distance from the University of Huddersfield campus and Kingsgate Shopping Centre.

The property benefits from good prominence from the main road. This is a popular location for both commercial and residential occupiers due to the accessibility of bus routes and being within walking distance of the town centre.



ACCOMMODATION

■ BASEMENT Including: Kitchen Staff area and Store	39.48m ² (425ft ²)
■ GROUND Including: 2 Offices	43.19m ² (465ft ²)
■ FIRST Including: General Office 2 Private Offices	38.74m ² (417ft ²)

OUTSIDE

2 car parking spaces to the rear of the property with on-street car parking to the front.

RENT

£8,400 per annum (£700 per calendar month).

SERVICE CHARGE

The landlord will raise a service charge of £300 per annum for maintenance and management of the block.

RATEABLE VALUE AND UNIFORM BUSINESS RATE

£8,700

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p (2024/25). It is recommended that the incoming tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

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.

LEASE TERMS

The unit is offered by way of a new lease for a term to be negotiated on full repairing on insuring terms to incorporate 3 yearly rent reviews.

LEGAL COSTS

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

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS
Jonathan.wilson@bramleys1.co.uk

George Aspinall
george.aspinall@bramleys1.co.uk

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

bramleys.com/commercial

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

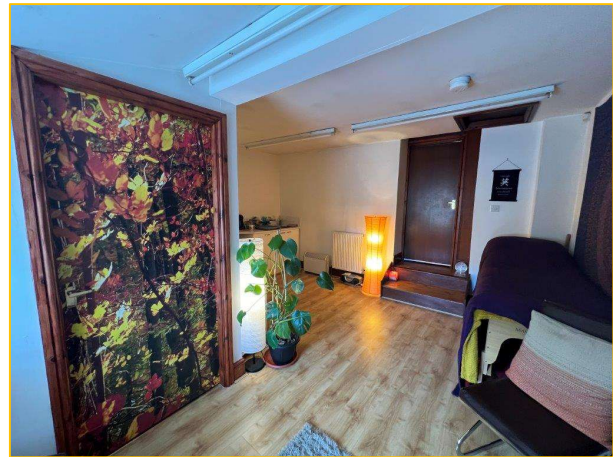
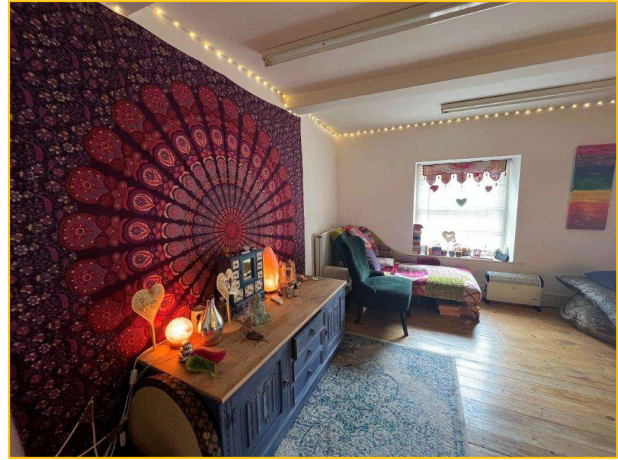
Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

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