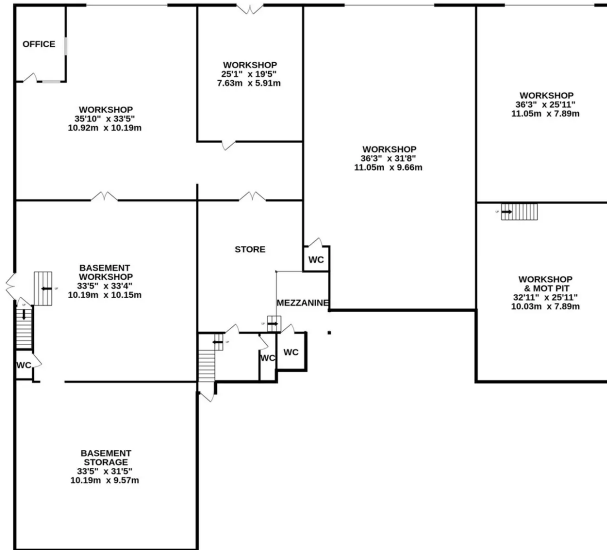




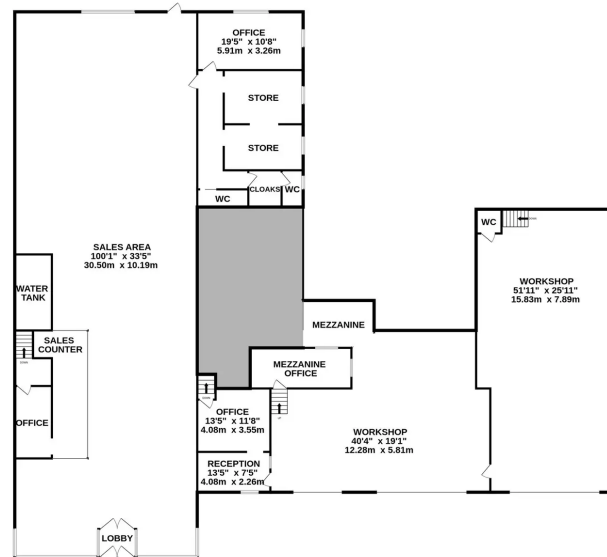
**141-143 Wakefield Road, Scissett**  
Huddersfield

Guide Price **£850,000**

LOWER GROUND FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 141-143 Wakefield Road

Scissett, Huddersfield

**INCOME PRODUCING COMMERCIAL INVESTMENT WITH ABILITY TO ADD FURTHER VALUE. OF INTEREST TO INVESTORS, OWNER OCCUPIERS AND DEVELOPERS**

We are pleased to bring to the market this roadside commercial investment which has offers a range of options to purchasers. Located in the centre of Scissett with prominent road frontage to A636 Wakefield Road, the property currently produces and income of £55,540pa with an ERV of £80,530pa when fully let.

Tenure: Freehold







## LOCATION

Centrally located in Scissett, the property has prominent road frontage on to A636 Wakefield Road which is one of the main throughfare linking Wakefield and the M1 motorway to Huddersfield as well as serving surrounding villages of Clayton West, Skelmanthorpe and Denby Dale, The property is located in the centre of Scissett, approximately 10 miles to the southeast of Huddersfield Town Centre, 9 miles from Wakefield City Centre and 6 miles from Junction 39 of the M1 Motorway.

## PROPERTY

The property comprises of 5 units, two fronting Wakefield Road and three industrial units to the rear. There is excellent roadside frontage to 143 Wakefield Road which was previously used as a garage and offers potential for a variety of occupiers. There is a large, gated yard to the rear of the property with further off road parking to the side along with ample parking on Wakefield Road.





UNIT	TENANT	SIZE	RENT	LEASE START	LEASE EXPIRY	RENT REVIEW DATE
141 Wakefield Road	Scissett DIY Ltd	4,810 sq ft (446.81 sq m)	£24,950 pa	1/1/2022	31/12/2027	1/1/2025
Unit 2 Behind 1	KMO Breakers	940 sq ft (87.18 sq m)	£7,280pa	1/1/2022	31/12/2027	1/1/2025
Unit 1 On front next to garage	Ascot Motors  <b>LET PENDING</b>	1,200 sq ft (111.27 sq m)	£10,400pa	2024		
Unit 3 Next to unit 2	Stargate Fabrications	1,150 sq ft (106.74 sq m)	£7,800 pa	1/1/2022	31/12/2027	1/1/2025
143 Wakefield Road	Vacant	3,705 sq ft (344.15 sq m)	ERV £25,000 pa	-	-	-
Unit 4	Emsee motors		£1,980 pa	January 2022		
Unit 5	Let to an individual		£3,120 pa	4/12/2023		
<b>TOTAL RENT</b>			<b>£55,530</b>			
ERV when 143 let			(£80,530)			

### TENANCY SCHEDULE

All units are let by way of Law Society Leases which are available upon request. 143 Wakefield Road has been used by the current owner of the whole site and is due to become vacant due to them retiring.





**PRICE**

Guide price for the property is  
£850,000.

**VAT**

VAT is not applicable on the sale.





## **ADDITIONAL INFORMATION**

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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 in situ 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

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## **OFFICE OPENING TIME**

### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

## **PROPERTY VIEWING NOTES -**



## Simon Blyth Estate Agents

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Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924	01484	01484	01484	01226	01143 216	01226	01977	0113	01422
361631	651878	689689	603399	762400	590	731730	800259	4689331	417000