



Confidentially Available
616 Wakefield Road
Waterloo, Huddersfield, HD5 8PZ



TO LET

Well Presented Retail Unit Extending to Approx. 76.57 sqm (824 sqft)
Occupying a Busy Main Road Location on a Site of Approx. 0.1 Hectares (0.23 Acres)
Providing Ample Car Parking and the Opportunity for External Space/Extension

(Suitable for a Variety of Uses – Subject to Planning)

TO LET: Rental Offers in the Region of £32,500 Per Annum

616 Wakefield Road, Waterloo, Huddersfield, HD5 8PZ

LOCATION

The property is situated in a busy main road position, approximately 1½ miles south-east of Huddersfield Town Centre having a substantial frontage to the A629 Wakefield Road, close to the junction with the A642, at Waterloo.

Nearby occupiers include Aspen Clinic, PP Marron Carpets Ltd, Dominos, Subway, Hadfield Bakers, Yorkshire Building Society, Greys Dental Repair, Kirkwood Hospice etc.

There is a nearby Morrisons Supermarket on the A642, and a retail park which includes Marks & Spencer, Aldi and McDonalds at Waterloo.

DESCRIPTION

The property comprises a small retail unit, suitable for potential expansion and extension, occupying a significantly larger site, which provides a large car parking facility, with two points of access from Wakefield Road.

The property is currently occupied as a hairdressing salon but is considered suitable for a variety of uses subject to appropriate planning consents being obtained.

ACCOMMODATION

The property provides the following approximate dimensions and net internal floor areas:-

Gross Frontage	9.91 m	(32'6")
Internal Width	9.25 m	(30'4")
Shop and Built Depth	8.66 m	(28'5")
Sales Area	72.37 sqm	(779 sqft)
Staff Area	4.20 sqm	(45 sqft)
Toilet Facilities	----	----

Outside

Forecourt/car parking area for approximately 18 vehicles.

SERVICES

The property benefits from mains electricity, gas, water and mains drainage. It is heated by way of a gas fired combination boiler providing heating and hot water facilities. There is air movement and extraction equipment on site.

Please Note: None of these services have been tested and prospective tenants are advised to satisfy themselves as to their condition and type.

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description: Hairdressing Salon and Premises
Rateable Value: £5,900

The Uniform Business Rate for 2019/2020 is 50.4 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

PLANNING

The property is currently utilised as a hairdressing salon under Use Class A1 of The Town & County Planning (Use Classes) Order. We believe it may be suitable for alternative uses subject to appropriate planning consent being obtained and potential tenants should make their own enquiries of the Local Planning Authority regarding their proposed use.

TERMS

The property is offered to let on a new full repairing and insuring lease for a term to be agreed incorporating regular upward only rent reviews.

RENTAL

£32,500 per annum exclusive – payable quarterly in advance.

VAT

The property is understood not to be currently registered for VAT.

LEGAL COSTS

The ingoing tenant is to be responsible for both parties legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is D - 82

VIEWING

Strictly by prior appointment with the sole letting agents:-
Mark Brearley & Company – Tel: 01274 595999
Email: enquiries@markbrearley.co.uk
Web Site: www.markbrearley.co.uk
(November 2019 – 1389 / MAJB)

MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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