



**585 WAKEFIELD ROAD  
HUDDERSFIELD  
HD5 9XP**



**FOR SALE**  
**(May Let)**

**High Profile Main Road Retail Unit, of 312.99 sqm (3,369 sqft)  
With Rear and Lower Ground Floor Storage of 310.76 sqm (3,345 sqft)  
Occupying a Site of 0.21 hect (0.519 acres) with car park and loading areas.**

**PRICE – Offers in the Region of £700,000**

# 585 WAKEFIELD ROAD HUDDERSFIELD, HD5 9XP

## LOCATION

The property occupies a prominent and well-known location, fronting onto Wakefield Road at Waterloo, approximately 1.9 miles to the east of Huddersfield Town Centre. This section of Wakefield Road includes a small "district centre" which fronts onto the main road (A629) and, which also benefits from a substantial volume of passing traffic as well as a very large catchment area including Waterloo, parts of Almondbury, Dalton etc.

Occupiers in the immediate vicinity include Coral Racing, Domino's, JCS Convenience Store, Tuttis Pizza Shack, Cornerstone Estate Agents, Fish & Chicks, Icicles, Kirkwood Hospice, Spice House, an optician, Smiles in Tandem and Springhead Funeral Service.

## DESCRIPTION

The property is a substantial unit occupying a site area of approximately 0.21 hectares (0.519 acres) fronting onto the main road at the western end of the Waterloo district centre. It has a substantial and prominent frontage, together with a car park.

## ACCOMMODATION

According to our measurements taken on site, the property offers the following net internal floor areas:-

Ground Floor – Sales Area	180.88 sqm	(1,947 sqft)
Upper Ground Floor – Sales	132.11 sqm	(1,422 sqft)
Lower Ground Floor – Store	178.65 sqm	(1,923 sqft)
Lower Ground floor – Warehouse	132.11 sqm	(1,422 sqft)
<b>Approximate Total Net Internal Floor Area</b>	<b>623.75 sqm</b>	<b>(6,714 sqft)</b>

## External

Car Park fronting onto Wakefield Road, for approx. 16 cars, rear loading area, and land suitable for further car parking, or development.

## SERVICES

The property benefits from the provision of mains electric, water and drainage.

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

## OUTGOINGS

We understand the property to be assessed for Uniform Business Rates as follows:-

Description: Showroom and Premises  
Rateable Value: £28,250

The Uniform Business Rate for 2023/2024 is 51.2 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.

## PRICE

Offers in the region of £700,000 subject to contract, with vacant possession.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## LEASE

Our clients would consider a letting of the entire property, on a long lease – guide rental of £65,000 PA Excl Subject to Lease.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance rating (EPC) for this property is:-

E - 103

## VAT

The property is not registered for VAT, and VAT will not be chargeable on the purchase price or rent.

## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser or tenant.

## VIEWING

Strictly by prior appointment with the sole selling agents:-

**Mark Brearley & Company – Tel: 01274 595999**

**Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)**

**Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)**

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**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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