

Compound
St Andrews Road,
Off Leeds Road,
Huddersfield, HD1 6PT

Rent £15,600
per annum



CAR STORAGE COMPOUND

For 50-60 cars

- Securely fenced compound with tarmacadam surface and 24 HOUR CCTV monitoring
- Positioned a short distance from the Leeds Road (A62) approximately 1 mile from Huddersfield Town Centre
- Accessible for Leeds Road (A62) and Wakefield Road (A629) and approximately 3 miles from Junction 25 of the M62 motorway network

DESCRIPTION

The site comprises a securely fenced compound which is tarmac surfaced and is large enough to accommodate approximately 60 cars

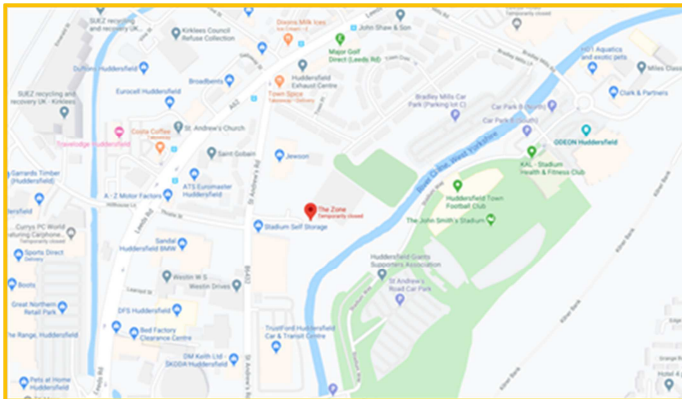
The compound forms part of a larger site with a shared entrance with other compounds which are used for storage of cars.

CCTV covers the entire site including the entrance and is monitored regularly by the Landlord. It is suitable only for storage of vehicles and to be let as a whole.

LOCATION

The compound is positioned along St Andrews Road between The Zone and Huddersfield Self-storage with nearby occupiers including Jewsons and Thrifty Car and Van Hire and is accessible for both Leeds Road (A62) and Wakefield Road (A629).

This is an accessible position approximately 1 mile to the west of Huddersfield town centre. It is within easy reach of Junction 25 of the M62 motorway network at Brighouse and is close to many of the towns motor vehicle sales premises.



ACCOMMODATION

■ COMPOUND

Secure tarmac surfaced compound for parking up to 60 cars.

OUTSIDE

The property has use of a shared entrance which is securely gated and the compound has the benefit of full CCTV monitoring.

RENT

£15,600 PER ANNUM

RATEABLE VALUE

To Be Assessed

UNIFORM BUSINESS RATE

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/£ (2020/21). 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

LEASE TERMS

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

REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. 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 sole Agents.

Jonathan J Wilson BSc(Hons) MRICS

Jonathan.wilson@bramleys1.co.uk

LEGAL COSTS

The incoming 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

N/A

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 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

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