

**93 Wakefield Road  
Aspley  
Huddersfield  
HD5 9AB**

**Rent £10,500  
per annum**



## RETAIL/OFFICE PREMISES

**128.74m<sup>2</sup> (1,385ft<sup>2</sup>)**

- Prominent main road position
- May split accommodation
- On-street car parking

## DESCRIPTION

The property comprises ground, lower ground and first floor accommodation suitable for retail, office and other uses subject to obtaining relevant planning consent. The landlord may consider splitting the accommodation and renting the basement as a separate office/retail space.

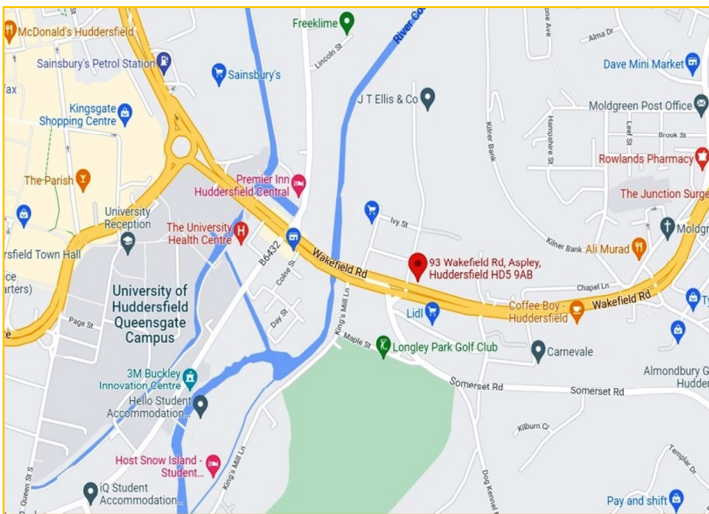
The property is situated within a popular parade of shops and office premises, having the benefit of on-street car parking and being a short distance from the town centre.

The premises extend to 128.74m<sup>2</sup> (1,385ft<sup>2</sup>) having gas central heating and offer immediate availability.

## 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 in a main road position. 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

LOWER GROUND FLOOR	35.30m <sup>2</sup> (379ft <sup>2</sup> )
GROUND FLOOR	43.55m <sup>2</sup> (468ft <sup>2</sup> )
FIRST FLOOR	49.89m <sup>2</sup> (537ft <sup>2</sup> )
<b>Total</b>	<b>128.74m<sup>2</sup> (1,385ft<sup>2</sup>)</b>

## OUTSIDE

There is a car parking space to the front of the unit.

## RENT

£10,500 per annum

## RATEABLE VALUE

£5,300

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/51.2p (2021/22). 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](http://www.voa.gov.uk)

## 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 Agents.

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Jonathan Uttley  
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## 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 a full repairing and insuring terms.

## LEGAL COSTS

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

## VAT

VAT is not chargeable on the rent.

**EPC ASSET RATING: tbc**

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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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