

# SUPERB 3-STOREY DETACHED RETAIL UNIT TO LET



195 Wakefield Road, Scissett, Huddersfield, HD8 9JL



- 2061 sq ft (115.38 sq m)
- £25,000 per annum
- Suitable for a variety of uses
- Excellent main road position
- Ample roadside parking
- Approx. 2 car parking spaces at rear
- Located close to junction 39 of the M1 motorway



## DESCRIPTION

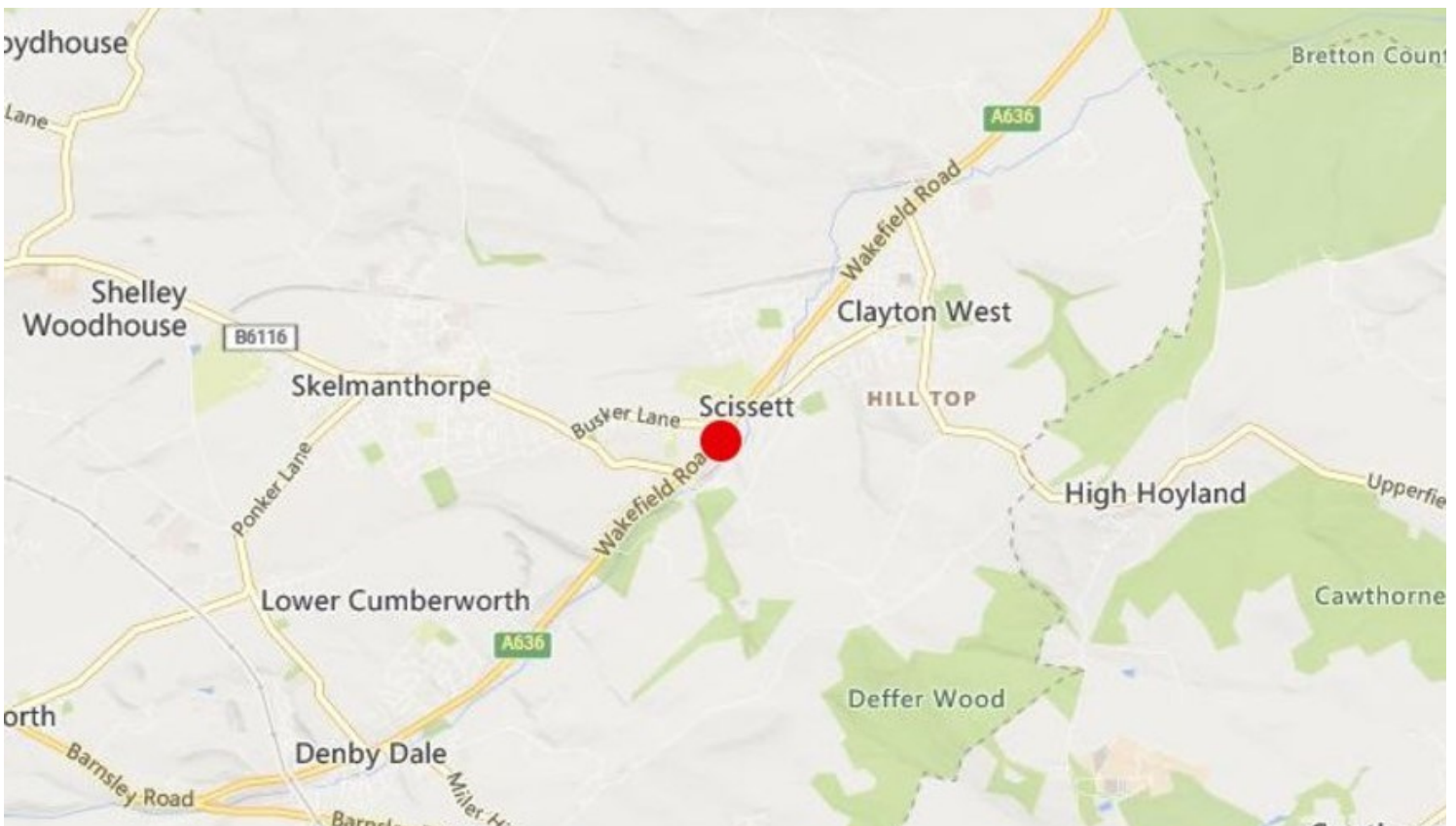
This is a superb 3 storey detached retail unit comprising of ground, first and lower ground floor retail space with offices and kitchenette on the lower ground floor. The property benefits from having gas central heating.

The property is situated in Scissett village and located directly onto Wakefield Road, linking both Wakefield and Huddersfield as well junction 39 of the M1 motorway.

The property benefits from having approx. 2 car parking spaces to the rear and ample on road parking is available.

## LOCATION

The property is situated in the village of Scissett, fronting directly onto Wakefield Road. Scissett is located approximately halfway between Wakefield and Barnsley in the borough of Kirklees, also just a short drive from Huddersfield. The property is opposite the local school and is within easy walking distance of the Tesco supermarket and a variety of other local amenities, making this a very convenient location.



## ACCOMMODATION

Lower Ground Floor- 701 sq ft (includes 2 x offices)  
Ground Floor- 800 sq ft  
First Floor- 560 sq ft

**Total net internal area- 2,061 sq ft (191.47 Sq M)**

## SUMMARY

<b>RENT</b>	£25,000 per annum
<b>LEASE</b>	Full Repairing and Insuring basis.
<b>RATEABLE VALUE</b>	TBC
<b>SMALL BUSINESS RATES RELIEF</b>	For more information, please contact the local authority on 01977 727121.
<b>VAT</b>	Applicable.
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	TBC

## VIEWINGS & FURTHER INFORMATION

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## GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were created December 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.