

SPACIOUS 2-STOREY RETAIL UNIT TO LET



194 Wakefield Road, Scissett, Huddersfield, HD8 9JL



- 2,277 sq ft (115.38 sq m)
- £25,000 per annum
- Suitable for a variety of uses
- Excellent main road position
- Ample roadside parking
- 1-2 car parking spaces at rear
- Located close to junction 39 of the M1 motorway

DESCRIPTION

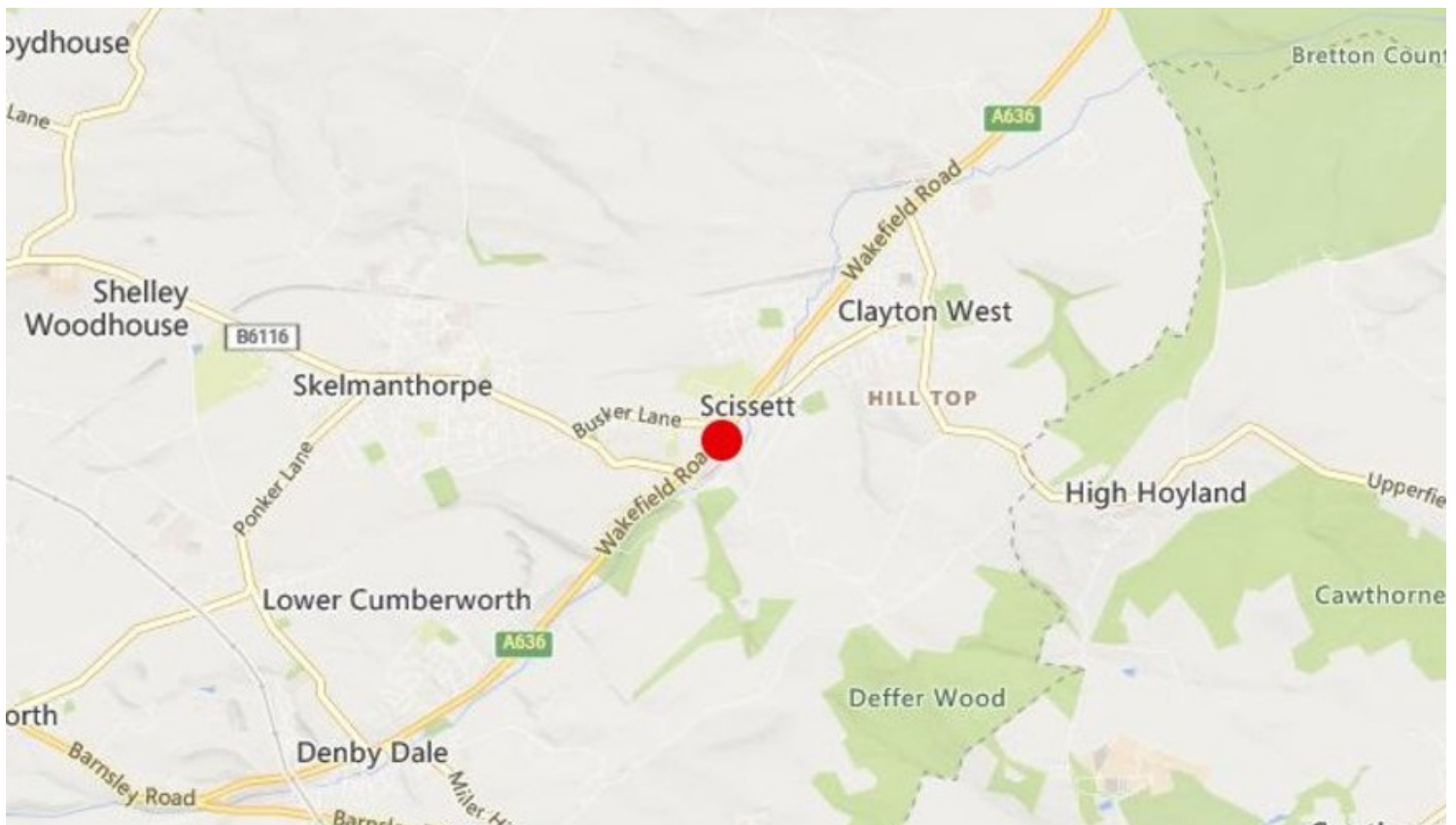
This is a deceptively spacious ground and lower ground floor retail unit comprising of a broadly rectangular open plan space on each floor with hot & cold air con.

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 1-2 car parking spaces to the rear and ample roadside parking.

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

Ground Floor- 63ft 6in x 19ft (-11ft 4in x 4ft 5in) = 1,156 sq ft

Lower Ground Floor - 63ft 6in x 19ft (-12ft 7in x 4ft 5in) = 1,121 sq ft

Total Net Internal Area - 2,277 Sq Ft (211.53 Sq M)

SUMMARY

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