

# FIRST FLOOR COMMERCIAL SPACE TO LET



First Floor, 195 Wakefield Road, Scissett, Huddersfield,  
HD8 9JL



- 560 sq ft (52.02 sq m)
- First floor space
- 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 detached retail unit comprising of an open plan first floor commercial space with Wc facilities. The property benefits from having gas central heating.

The property is currently undergoing a refurbishment programme to split the property into two commercial spaces. The ground and lower ground floor as one space, and the first floor as a separate, self contained commercial space.

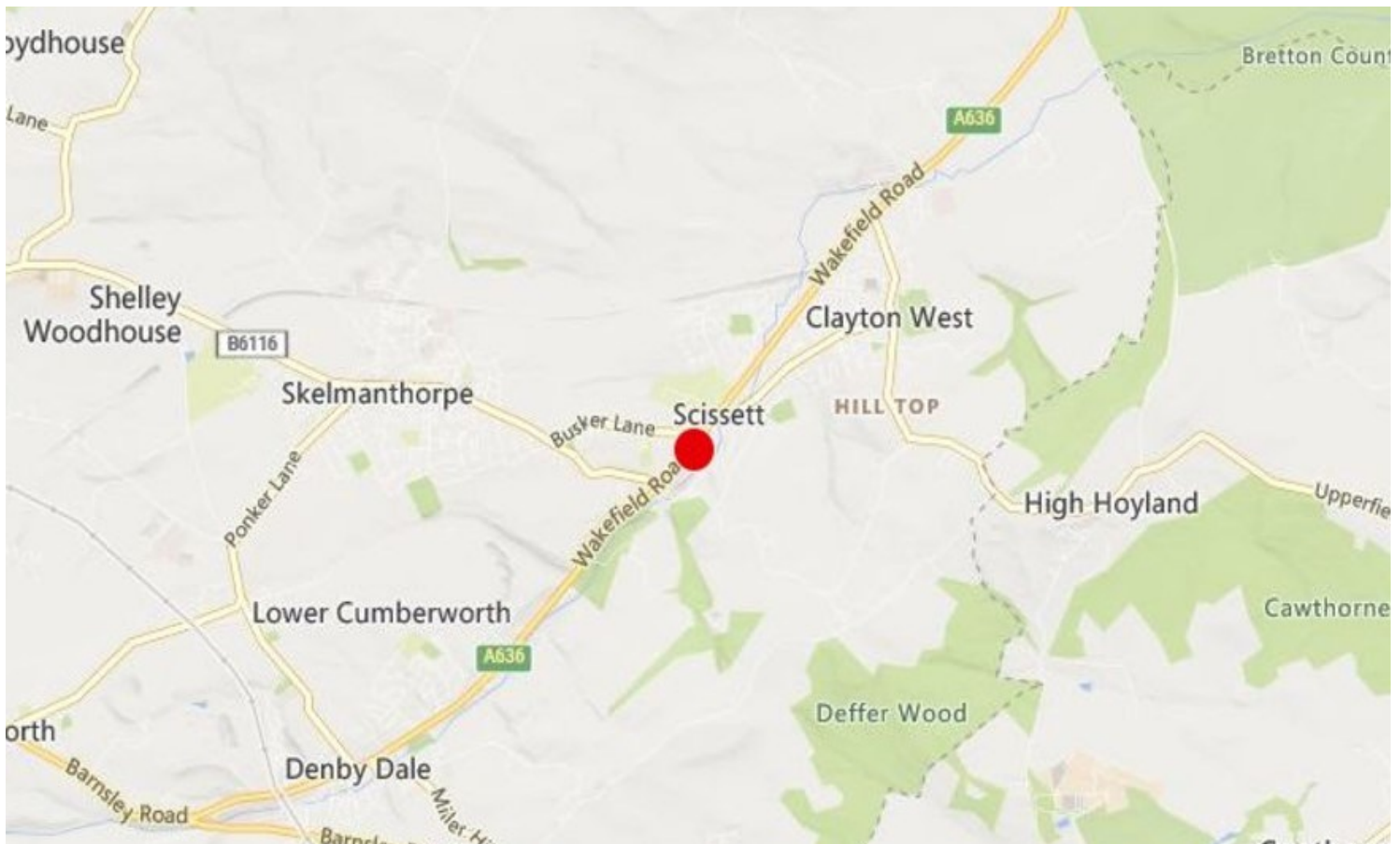
The first floor space would suit a variety of uses such as a studio, clinic, retail or office space to name but a few.

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 roadside parking.

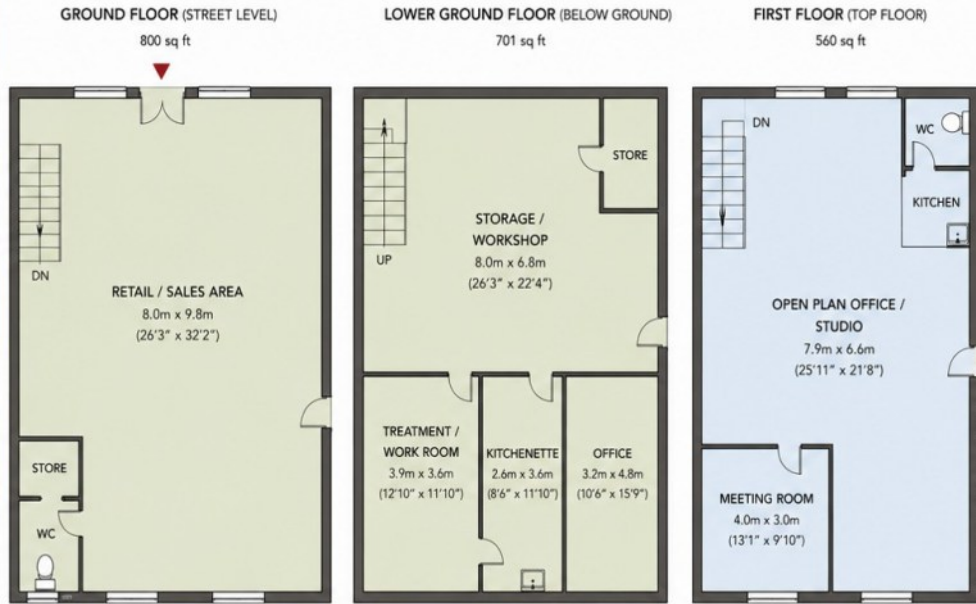
## LOCATION

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.



# 3 STOREY RETAIL BUILDING – SPLIT INTO 2 UNITS

UNIT 1 (GROUND + LOWER GROUND) | UNIT 2 (FIRST FLOOR)



### UNIT 1 ACCESS & FEATURES

- Main entrance from street
- Internal stairs between Ground and Lower Ground
- Large open plan retail / sales area
- Storage, workshop and additional rooms
- WC on both levels

### UNIT 2 ACCESS & FEATURES

- Private entrance via side external staircase
- Open plan office / studio
- Meeting room
- Kitchen & WC

### NOTES

- Floor areas are approximate (GIA)
- Layouts for guidance only
- Subject to building regulations and consents
- All measurements shown in metres & feet/inches

- KEY**
- UNIT 1 (GROUND + LOWER GROUND)
  - UNIT 2 (FIRST FLOOR)
  - COMMUNAL / STRUCTURE
  - ▲ MAIN ENTRANCE – UNIT 1 (FRONT)
  - ▲ ENTRANCE – UNIT 2 (SIDE STAIR)
  - EXTERNAL STAIRS (UNIT 2 ACCESS)

### UNIT SUMMARY

<b>UNIT 1 (GROUND + LOWER GROUND)</b>	
GROUND FLOOR:	800 sq ft
LOWER GROUND:	701 sq ft
<b>TOTAL:</b>	<b>1,501 sq ft</b>
<b>UNIT 2 (FIRST FLOOR)</b>	
FIRST FLOOR:	560 sq ft
<b>TOTAL:</b>	<b>560 sq ft</b>
<b>BUILDING TOTAL:</b>	<b>2,061 sq ft</b>



FRONT ELEVATION (STREET)



REAR ELEVATION (PARKING ACCESS)



SIDE ELEVATION (RIGHT SIDE)



SIDE ELEVATION (LEFT SIDE)

### AREA BREAKDOWN

<b>UNIT 1 (GROUND + LOWER GROUND)</b>	
GROUND FLOOR:	800 sq ft
LOWER GROUND:	701 sq ft
<b>SUB TOTAL:</b>	<b>1,501 sq ft</b>
<b>UNIT 2 (FIRST FLOOR)</b>	
FIRST FLOOR:	560 sq ft
<b>SUB TOTAL:</b>	<b>560 sq ft</b>
<b>BUILDING TOTAL:</b>	<b>2,061 sq ft</b>

### POTENTIAL USES

- UNIT 1**
- Retail, Showroom, Salon, Clinic, Fitness, Workshop, Studio, etc.
- UNIT 2**
- Office, Therapy Rooms, Professional Services, Studio, etc.

FLOOR PLANS NOT TO SCALE – FOR ILLUSTRATIVE PURPOSES ONLY

## ACCOMMODATION (HIGHLIGHTED BLUE ON THE ABOVE PLAN)

First Floor- 560 sq ft

**Gross Internal Area- 560 Sq Ft (52.02 Sq M)**

## SUMMARY

<b>RENT</b>	£10,000 per annum.
<b>LEASE</b>	Full Repairing and Insuring basis.
<b>RENTAL BOND:</b>	Equivalent of 3 months rent
<b>RATEABLE VALUE</b>	To be confirmed
<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>	C-67

## VIEWINGS & FURTHER INFORMATION

	<p><b>Lee Carnley</b> 01924 291500 lee.carnley@vickerscarnley.co.uk</p>
	<p><b>Isobel Smith</b> 01924 291500 isobel.smith@vickerscarnley.co.uk</p>

## 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 June 2026 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.