

Former Bassment Promotions

St Thomas Road, Huddersfield, HD1 3LG



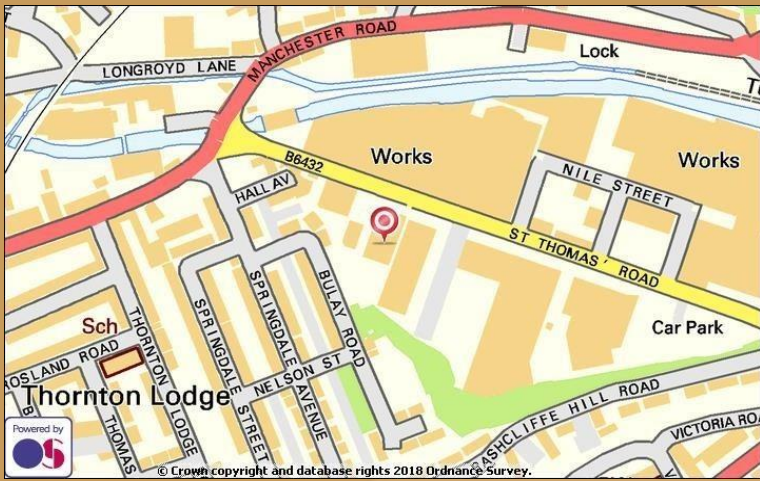
Size: 2,460 ft² (228.53 m²)

Rent: £25,000 per annum exclusive

Suitable for a variety of commercial use

- Former recording studio and live stage accommodation
- Suitable for a variety of leisure, commercial and office uses
- Good access to Huddersfield ring road and town centre
- Rateable Value: £11,500 RV
- EPC Rating: D (82)
- Sat Nav Postcode: HD1 3LG

T. 01484 240 220



Location

The property is located within the SKA Business Park complex, fronting St Thomas Road, being approximately a half mile from Huddersfield town centre with ease of access to the inner ring road via Chapel Hill and in turn to junctions 24 and 25 M62.

Description

Former recording studios and live stage accommodation, suitable for a variety of leisure, commercial and office uses. Situated within the SKA Business Park complex the accommodation is arranged over two levels at ground floor with personnel access from St Thomas Road.

Appointed to a good standard with timber suspended floors, suspended ceilings with spot lighting, kitchen, and toilet facilities.

All mains services are available.

The property is suitable for a variety of uses including recording studios, live stage, gym, light assembly workshop with offices, online retail distribution and commercial offices.

Car parking is available by separate negotiation.

Accommodation

Floor	Description	Approx ft ² (m ²)
Ground	Offices/studios/toilets	1,148 ft ² (106.65 m ²)
Ground	Live stage/general office	1,312 ft ² (121.88 m ²)
TOTAL		2,460 ft² (228.53 m²)

Planning

Falling within Classes E and B1 (offices) of the Town & Country Planning (Use Classes) Order 1987, as amended.



Terms

Leasehold: £25,000 per annum exclusive

Available on a new tenants full repairing and insuring lease, plus site service charge, for a term in increments of 3 years with 3 yearly rent reviews, contracted out of L&T Act 1954, part II.

Rateable Value

Recording studio and premises £11,500 RV
The Uniform Business Rates for 2023/2024 is 49.3 pence in the £. Eligible for Small Business Rate Relief exemption.

EPC Rating

The EPC rating for this property is: D (82)

VAT Status

Rent and service charge is subject to the addition of VAT.

Legal Costs

The tenant is to pay the landlords legal costs incurred in the transaction.

Viewings

By prior appointment, contact:
Jason Metcalfe
Email: jason@metcalfecommercial.co.uk

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