

bramleys

COMMERCIAL

For Sale

**599-601 Wakefield Road
Waterloo
Huddersfield HD5 9XP**

**Price: Offers in
the Region of
£395,000**



MIXED COMMERCIAL & RESIDENTIAL PROPERTY

- Vacant double fronted retail unit with self-contained apartment above.
- Suitable for investors or owner-occupiers.
- Estimated rental value £31,600 pa.
- Well positioned and benefiting from a high level of passing vehicular traffic.
- Potential to convert the lower ground floor into self-contained apartment or offices.
- Abundance of car parking available to rear.

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DESCRIPTION

The property comprises a mixed commercial and residential building which provides extensive ground floor retail accommodation with a self-contained flat above.

The ground floor is a double fronted retail property which has formerly been occupied as an estate agents office and is available with vacant possession. It would be suitable for letting as a single unit, or alternatively division into 2 retail units for separate occupation.

There is also scope of convert the lower ground floor, currently providing office, stores and staff kitchen into a self-contained apartment or separate office let.

In addition, the first floor provides a good sized modern 2 bedroom flat which was subject to a conversion in 2021 and is currently let under an assured shorthold tenancy at £850 per calendar month.

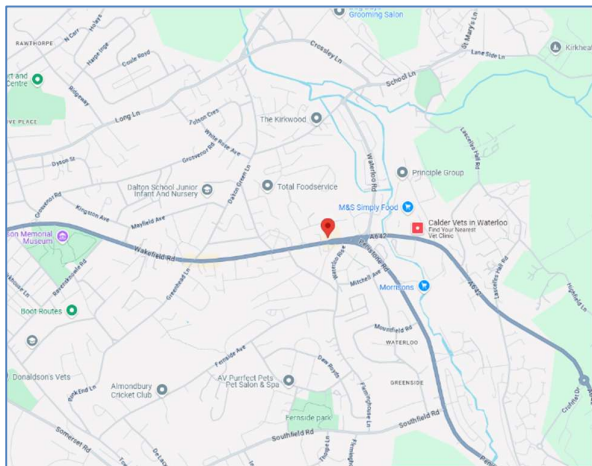
We are of the opinion that the retail premises have a market rent of £21,400 per annum, providing a gross rent of £31,600 per annum.

The property includes an area of land to the rear providing an abundance of off-road car parking for the benefit of the building.

LOCATION

The property is positioned in the district of Waterloo approximately 2 miles to the east of Huddersfield town centre and fronts onto Wakefield Road (A629) which carries a high volume of traffic.

This is a popular area for occupiers due to the prominence of the properties with local occupiers including Dominos Pizza and a wide range of local independent occupiers, in addition to being a short distance from the Gallagher Retail Park which accommodates an Aldi supermarket, M&S Food and McDonalds. It is also well positioned for residential use being close to a bus route for access to Huddersfield town centre and is accessible for a wide range of amenities in close proximity.



ACCOMMODATION

Floor	Description	Floor Area	
		m ²	ft ²
Lower Ground	Stores with staff facilities	51.00	554
Ground	Sales Area	98.57	1,061
First	Residential Area	85.19	917
	Net Internal Floor Area		
	Gross Internal Floor Area	250.00	2,710

ASKING PRICE

Offers in the Region of £395,000.

TENURE

The property is held under 2 freehold titles.

RATEABLE VALUE & UNIFORM BUSINESS RATE

599 Wakefield Road - £8,500

601 Wakefield Road - £13,000

Uniform Business Rate of 49.9p/55.5p/£ (2025/26). It is recommended that the ingoing 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

COUNCIL TAX BAND A

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

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George Aspinall

George.aspinall@bramleys.com

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

LEASE TERMS

599-601 Ground Floor & Lower Ground Floor – Vacant.

The apartment is let under an assured shorthold tenancy (AST) paying £850 per calendar month (£10,200 per annum).

EPC 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 insitu 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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