

# TO LET

**UNIT 1a, 1 RUTH STREET**  
Newsome, Huddersfield HD4 6JF



## **WORKSHOP/INDUSTRIAL UNIT**

**61.59m<sup>2</sup> (663ft<sup>2</sup>)**

- Conveniently located on the outskirts of Newsome village centre
- Approx 1 mile to the south of Huddersfield town centre
- The property has recently been refurbished and benefits from a roller shutter door

T. **01484 530361**  
[www.bramleys.com](http://www.bramleys.com)

# WORKSHOP, 1 RUTH STREET, NEWSOME, HUDDERSFIELD

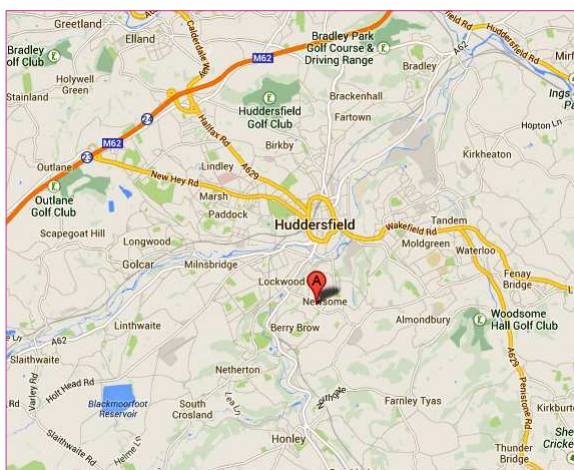
## WORKSHOP/INDUSTRIAL UNIT

The property occupies part of the ground floor of this stone built former bakery premises situated on the outskirts of Newsome village centre approximately 1 mile to the south of Huddersfield.

The unit extends to 663ft<sup>2</sup>, has the benefit of a large loading door and on-street car parking within the immediate vicinity.

The availability of the unit provides an excellent opportunity for a new business start-up or small independent trader to lease workshop premises in an accessible location and at an affordable rent.

The positioning of the property is in close proximity to Huddersfield town centre and it's Ring Road, which affords relatively easy access to all areas surrounding Huddersfield. It is suitable for a wide range of uses, including workshop, warehousing and light manufacturing, subject to obtaining relevant planning consents.



### 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**

## ACCOMMODATION

### UNIT 1a

Ground Floor 61.59m<sup>2</sup> (663ft<sup>2</sup>)

### RENT

£5,800 per annum exclusive

### OUTSIDE

On-street car parking is available in the immediate vicinity.

### RATEABLE VALUE & UNIFORM BUSINESS RATE

£2,100

This will be charged back by the local Rating Office at the Uniform Business Rate of 48p (2018/19). It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief by visiting the Valuation Office website at [www.voa.gov.uk](http://www.voa.gov.uk)

### REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

### VIEWING

Contact the Agents.

### LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated on an effectively full repairing terms, to incorporate 3 yearly rent reviews in an upward direction only.

### LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

### VAT

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

### EPC ASSET RATING: E

## CONTACT

### BRAMLEYS

14 ST GEORGES SQUARE, HUDDERSFIELD  
HD1 1JF

T. 01484 530361 f: 01484 432318

E. [jonathan.wilson@bramleys1.co.uk](mailto:jonathan.wilson@bramleys1.co.uk)

E. [jonathan.uttley@bramleys1.co.uk](mailto:jonathan.uttley@bramleys1.co.uk)

[www.bramleys.com](http://www.bramleys.com)