

HUDDERSFIELD

**393 LEEDS ROAD
HD2 1YB**

TO LET

LOCATION

The property occupies a highly prominent location on the corner of Leeds Road (A62) and Red Doles Lane.

Leeds Road is one of Huddersfield's principal arterial roads with a variety of trade counter, motor trade, hotel, retail, food & beverage, office, industrial and residential occupiers.

Situated opposite Leeds Road Retail Park (**B&Q, B&M, Home Bargains, Burger King, Greggs, Starbucks, Subway** etc) and in close proximity to **HTFC's John Smith Stadium, ODEON Cinema** and **Pizza Hut** the property lends itself to a variety of uses (subject to planning).

ACCOMMODATION

The property comprises a former vehicle workshop building with reception / office / kitchenette / wc and mezzanine storage together with a large sales forecourt / car park providing the following approximate accommodation:

Ground Floor	128.7 sqm	1,385 sqft
Mezzanine	38.6 sqm	415 sqft
Parking / Sales pitches	35+ spaces	
Total Site Area	0.09 hectares	0.23 acres

The main workshop area has an eaves height of c.17' (5.18m) reducing to c.16' (4.88m).

LEASE

The premises are offered on a new FRI lease for a term to be agreed, subject to 5 yearly upward only rent reviews.



RENT

£35,000 per annum exclusive.

RATES

We are advised the property is assessed as follows:

Rateable Value (April 2023)	£14,750.00
UBR (2023/2024)	49.9p
Estimated Rates Payable (2023/2024)	£ 7,360.25

For further details visit www.voa.gov.uk or contact the local Rating Authority. The Rates Payable may be subject to small business and/or other reliefs.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of band D (81). A full copy of the EPC Certificate is available upon request.

VAT

We are advised the property is not VAT elected and therefore the rent will not be subject to VAT. However, any intending lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

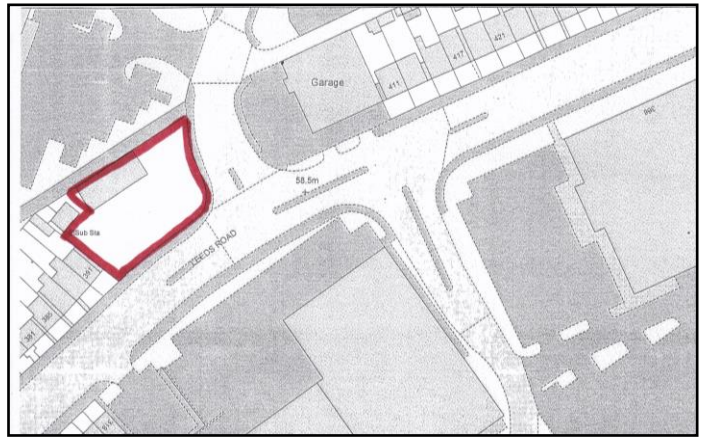
VIEWING & FURTHER INFORMATION

For further details or viewing arrangements please contact:

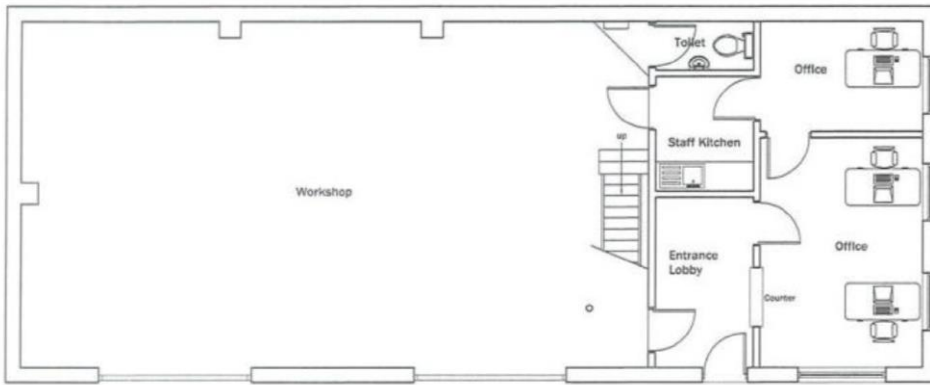
Jason Oddy M: 07718 159671
E: jason.oddy@brassrow.co.uk

SUBJECT TO CONTRACT

Declaration: A director of Brassington Rowan has an interest in this property



Ground Floor



Mezzanine

