

TO LET (MAY SELL)

**110/112
LOCKWOOD ROAD
HUDDERSFIELD
HD1 3QX**

- Prominent retail/office property
- 198.2 m² (2,132 ft²)
- Potentially business rates exempt
- Busy main road frontage
- Close to town centre



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Location

The property has a prominent frontage to the busy A616 Lockwood Road, a short drive from Huddersfield town centre, in an area favoured by retailers, trade counter units and office users.

Description

Deceptively spacious double fronted retail/office property extending to 1,058 ft² (98.4 m²) at ground level with optional 4 bedroom flat above, also suitable for offices or storage use. The shop has the benefit of a modern slatwall display system together with security roller shutters and intruder alarm. There is on street parking immediately to the front of the property.

Accommodation

The Total Approximate gross internal floor areas are:		
	Ft ²	M ²
Open plan sales area	777	72.3
Rear office/store	138	12.8
Rear storage	143	13.3
First Floor flat/office comprising 8 rooms including dining/kitchen, bathroom:	1074	99.8
Total Approximate GIA	2,132	198.2

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Services

All mains services are connected including a gas fired central heating system and intruder alarm.

Business Rates

The property has been assessed for Business Rates as follows:

Shop and Premises – Rateable Value £11,750

EPC

Energy performance available upon request.

Terms

Immediately available on a new full repairing and insuring lease for a minimum term of 3 years.

Rent/Price

£15,000 per annum

The owner would consider a sale of the freehold which includes the residential investment property to the rear: 3 Garden Street, Lockwood, Huddersfield currently producing a rental of £3,000 per annum.

Price on application.

Viewing

Ross Thornton

Direct Line: 01484 477600

Email: ross.thornton@walkersingleton.co.uk

Or

Hansons Chartered Surveyors

Phil Deakin

Direct line: 01484 432043

Email: phil@hanson-cs.co.uk

Ref: 35346/Apr-19



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