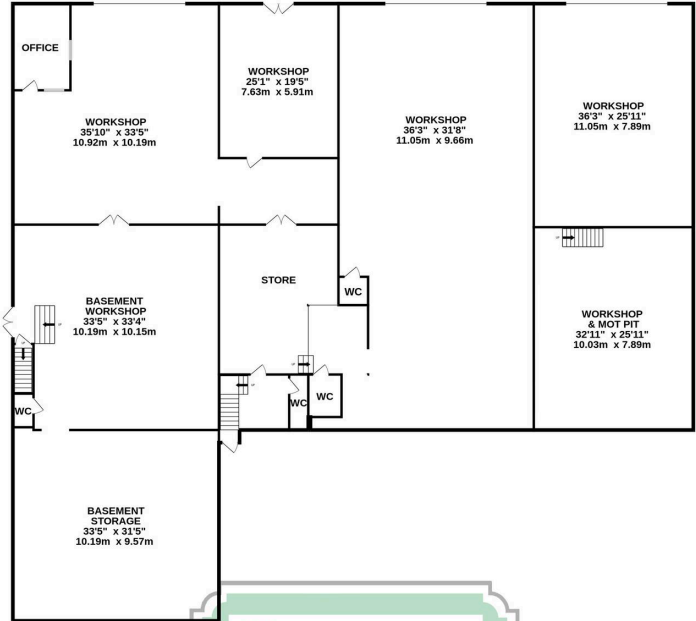




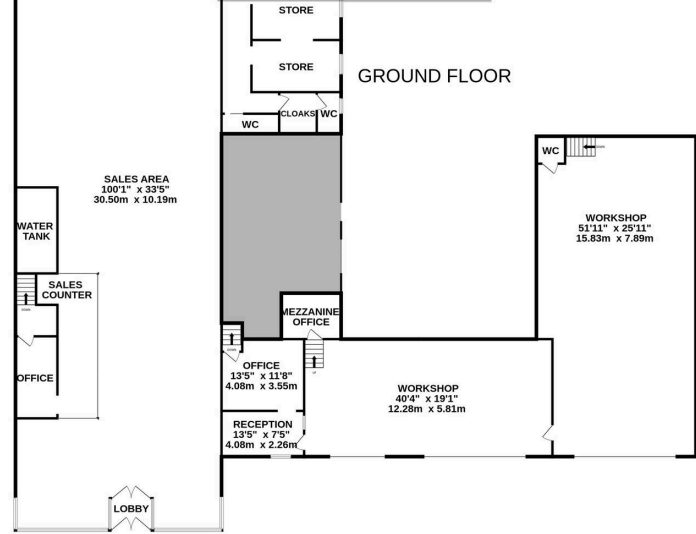
141-143 Wakefield Road, Scissett
Huddersfield

Guide Price **£750,000**

LOWER GROUND FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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141-143 Wakefield Road

Scissett, Huddersfield

INCOME PRODUCING COMMERCIAL INVESTMENT WITH ABILITY TO ADD FURTHER VALUE. OF INTEREST TO INVESTORS, OWNER OCCUPIERS AND DEVELOPERS

We are pleased to bring to the market this roadside commercial investment which has offers a range of options to purchasers. Located in the centre of Scissett with prominent road frontage to A636 Wakefield Road, the property currently produces and income of £45,750pa with an ERV of £81,130pa when fully let.

Tenure: Freehold

- COMMERCIAL INVESTMENT
- LOCATED IN THE CENTRE OF SCISSETT





LOCATION

Centrally located in Scissett, the property has prominent road frontage on to A636 Wakefield Road which is one of the main throughfare linking Wakefield and the M1 motorway to Huddersfield as well as serving surrounding villages of Clayton West, Skelmanthorpe and Denby Dale. The property is located in the centre of Scissett, approximately 10 miles to the southeast of Huddersfield Town Centre, 9 miles from Wakefield City Centre and 6 miles from Junction 39 of the M1 Motorway.

PROPERTY

The property comprises of 5 units, two fronting Wakefield Road and three industrial units to the rear. There is excellent roadside frontage to 143 Wakefield Road which was previously used as a garage and offers potential for a variety of occupiers. There is a large, gated yard to the rear of the property with further off road parking to the side along with ample parking on Wakefield Road.



UNIT	TENANT	SIZE	RENT	LEASE START	LEASE EXPIRY	RENT REVIEW DATE
141 Wakefield Road		4,810 sq ft (446.81 sq m)	£24,950 pa	1/1/2022	31/12/2027	1/1/2025
Unit 2 Behind 1	KMO Breakers	940 sq ft (87.18 sq m)	£7,280pa	1/1/2022	31/12/2027	1/1/2025
Unit 1 On front next to garage	Vacant	1,200 sq ft (111.27 sq m)	ERV £10,400 pcm			
Unit 3 Next to unit 2	Stargate Fabrications	1,150 sq ft (106.74 sq m)	£8,400 pa	1/1/2022	31/12/2027	1/1/2025
143 Wakefield Road	Vacant	3,705 sq ft (344.15 sq m)	ERV £25,000 pa	-	-	-
Unit 4	Emsee motors		£1,980 pa	January 2022		
Unit 5	Let to an individual		£3,120 pa	4/12/2023		
TOTAL RENT			£45,730			
ERV when vacant			£81,130			

TENANCY SCHEDULE

All units are let by way of Law Society Leases which are available upon request.

- COMMERCIAL INVESTMENT
- LOCATED IN THE CENTRE OF SCISSETT

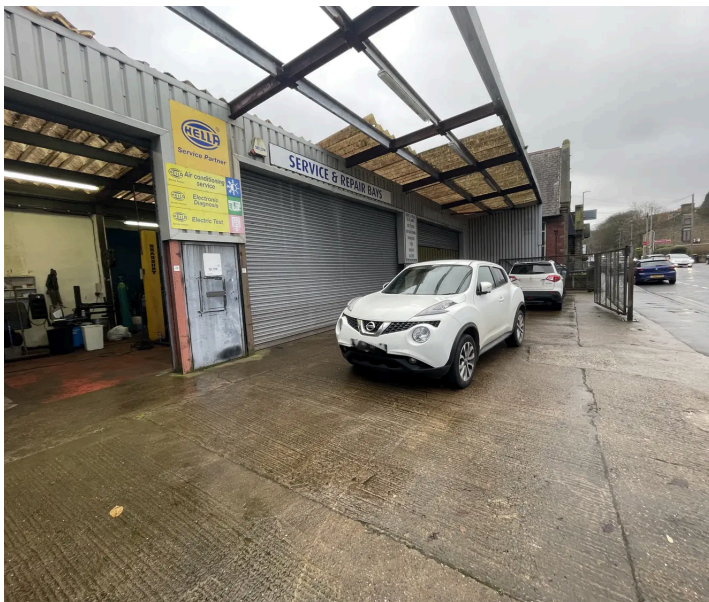


PRICE

Guide price for the property is £750,000.

VAT

VAT is not applicable on the sale.



ADDITIONAL INFORMATION

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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 in situ 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

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

PROPERTY VIEWING NOTES -



Simon Blyth Estate Agents

Simon Blyth Estate Agent, 81E North Road, Kirkburton, Huddersfield – HD8 0RL

01484 603339 ext 3

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Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000