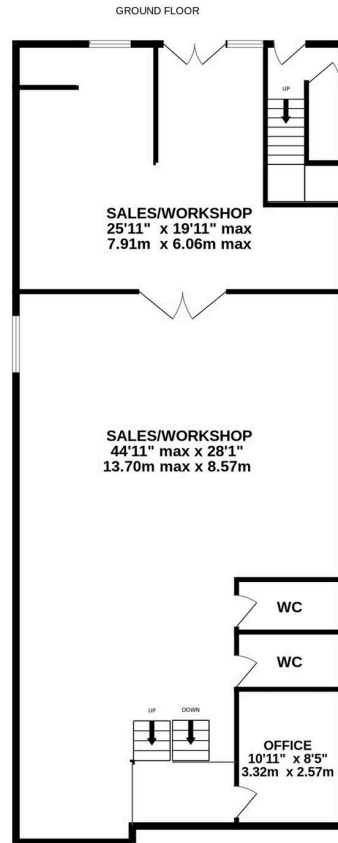




175 - 177 Lockwood Road, Huddersfield

Huddersfield

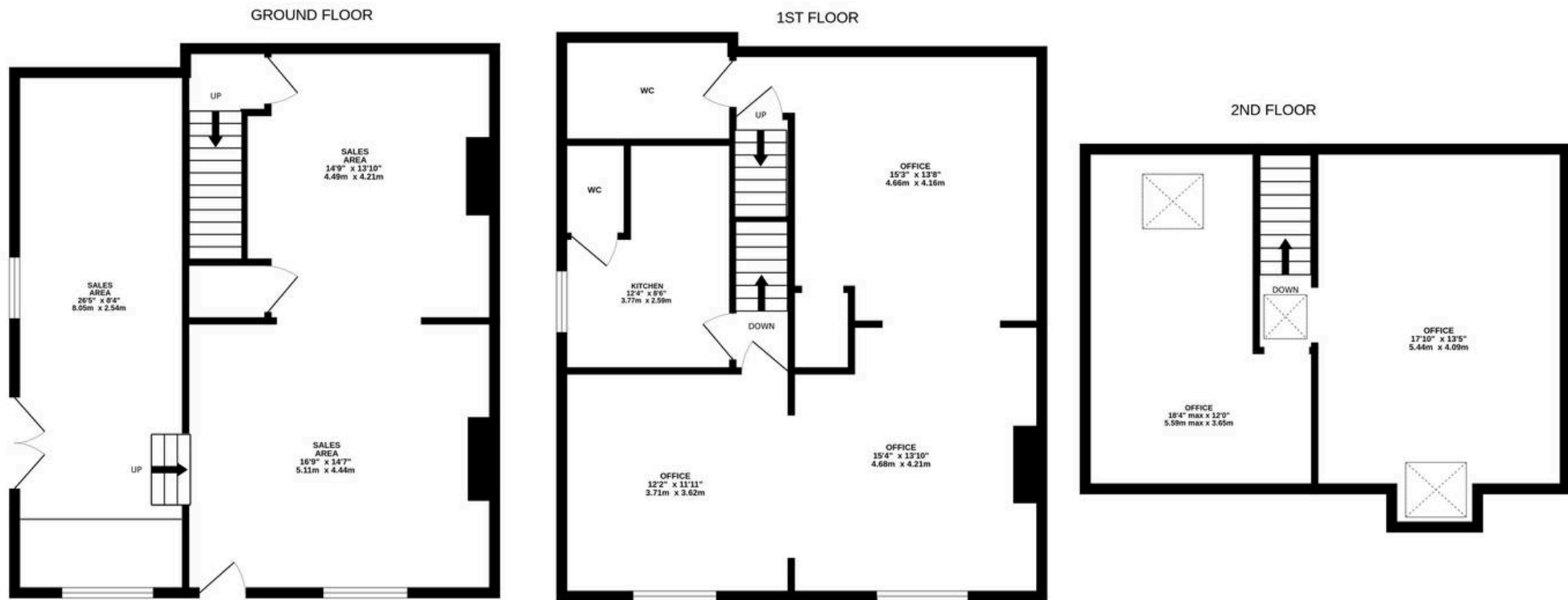
£1,042 pcm



UNIT A

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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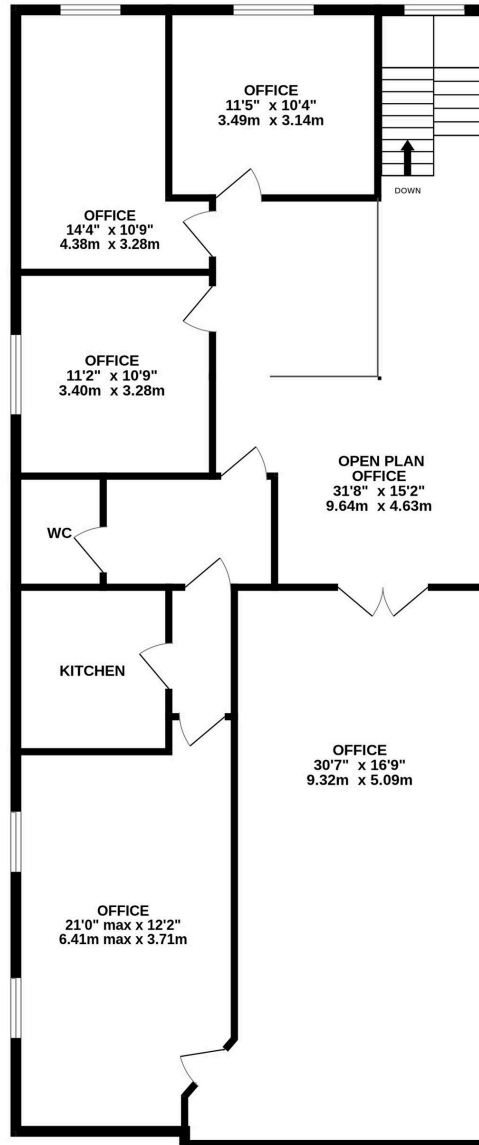




UNIT B

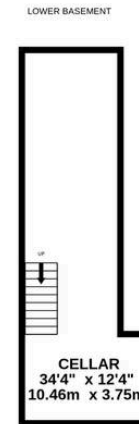
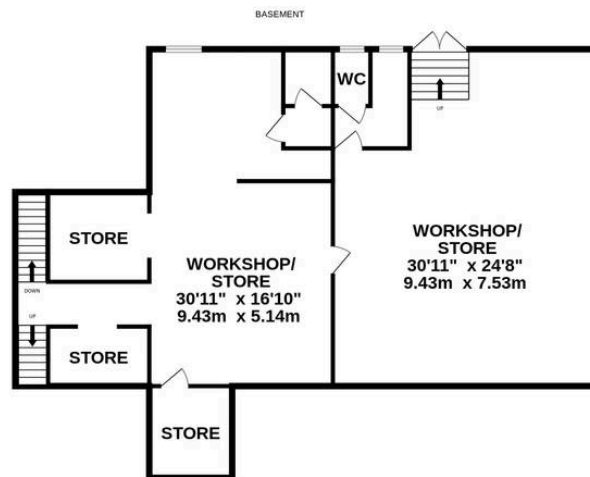
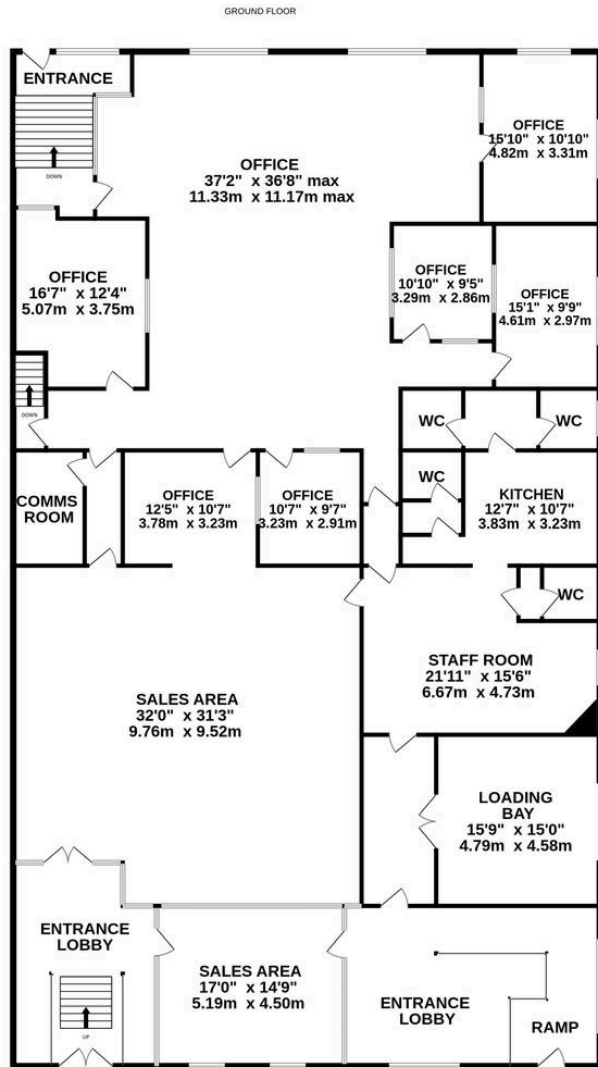
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR



UNIT C

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175-177 Lockwood Road

Lockwood, Huddersfield

Flexible office and retail space, prominent roadside frontage close to Huddersfield Town centre available To Let as a whole or individual units starting from 1,640 sq ft (152.3 sq m). Viewing is highly recommended to appreciate the flexibility the building can offer to suit a range of businesses. Flexible lease terms and incentives are available to incoming tenants.



Location

Located on A616 Lockwood Road in a prominent position fronting one of Huddersfield main arterial roads, less than a mile from the Town Centre. The buildings are situated between Lockwood Road and Albert Road giving easy access to the Huddersfield Town Centre and the surrounding villages.

Property

The property offers extremely flexible accommodation and can be taken as a whole or in part. There are opportunities for retail and offices and the property can be flexible to suit occupiers requirements. There is car parking available as well as good on road parking.

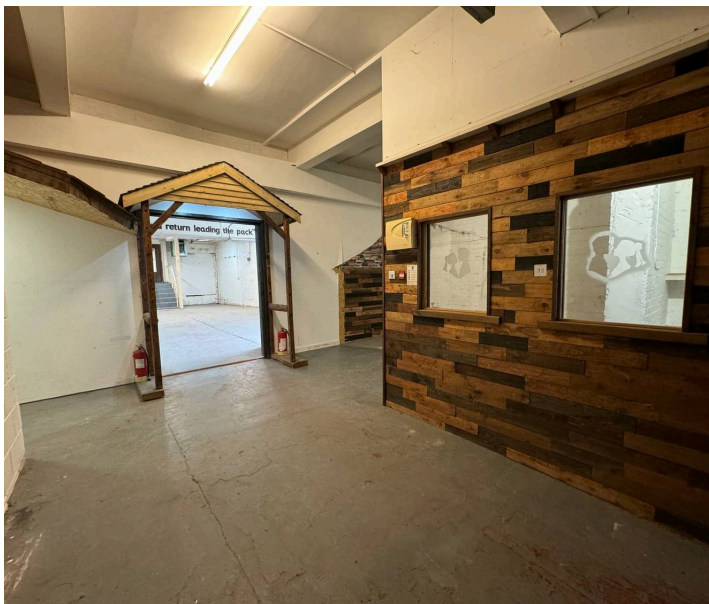
175 Lockwood Road

Set over three levels this property can offer a retail/office area to the front which offers excellent road frontage to Lockwood Road and is set over ground, first and second floor. There is further office space to the rear which has its own access from Albert Street which can be included or let separately if required.

The property has a total area of 5,885 sq ft (546.71 sq m) but can be split in to the following areas if required.

Unit B - Retail/office fronting Lockwood Road - 1,795 - 3,435 sq ft (166.93 - 319.11 sq m)

Unit C - Offices to the rear accessed from Albert Street - 1,640 sq ft (152.3 sq m)



177 Lockwood Road

Set over ground and basement level, this property has access from both Lockwood Road and Albert Street. The ground floor is predominantly open plan with some partitioned offices, but can easily be fully opened up to create an excellent open plan area which would suit retail, offices or restaurant occupiers (subject to planning). The property can be taken as a whole or split into two.

The property has a total area of 6,493 sq ft (603,21 sq m) which includes excellent basement storage.

The property could be split to provide the following;

Unit A – Accessed from Lockwood Road – 2,170 sq ft (201.69 sq m)
Unit B – Accessed from Albert Road – 4,323 sq ft (401.6 sq m)

Lease Terms

LEASE TERMS The units are available on flexible lease terms and incentives are available.

The quoting rents are;

175 Lockwood Road

Unit B - £15,000 per annum

Unit C - £12,500 per annum

177 Lockwood Road

Unit A - £25,000 per annum

Unit B - £30,000 per annum If taken as a whole can offer a discounted rent of £50,000 per annum.

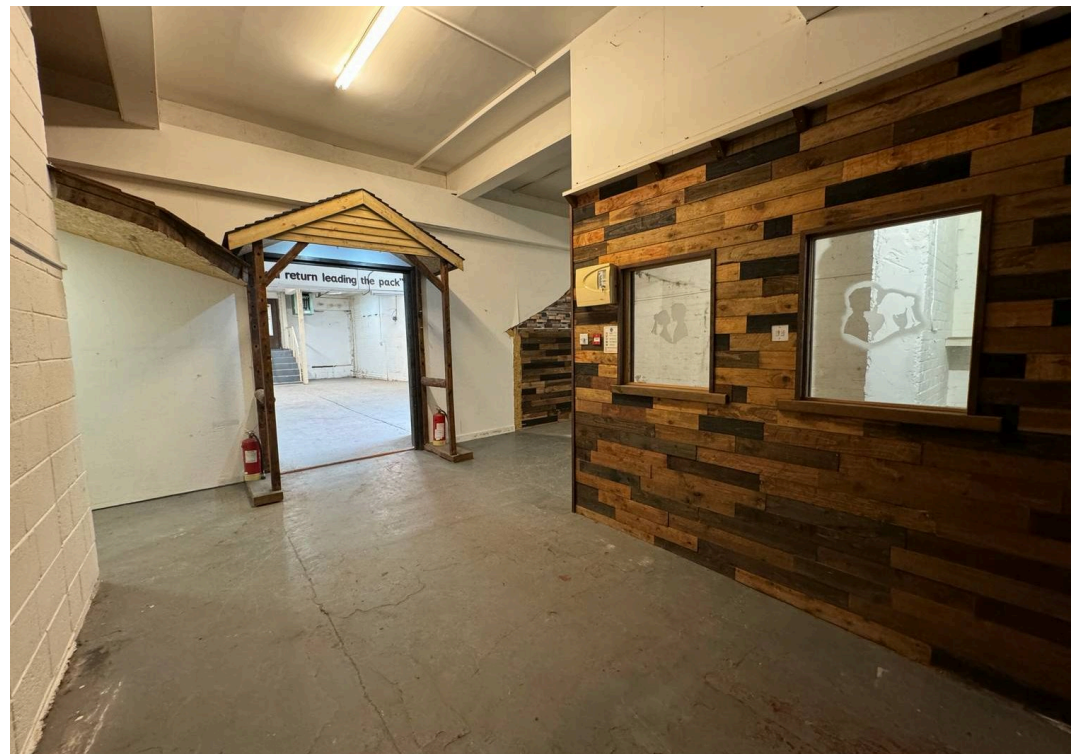
Quoting rents are exclusive of VAT & Business Rates.

Business Rates

The buildings are currently assessed as whole therefore will need to be reassessed.







VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

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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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 TIMES 7 DAYS A WEEK Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



Simon Blyth Estate Agents

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01924	01484	01484	01484	01226	01143 216	01226	01977	0113	01422
361631	651878	689689	603399	762400	590	731730	800259	4689331	417000