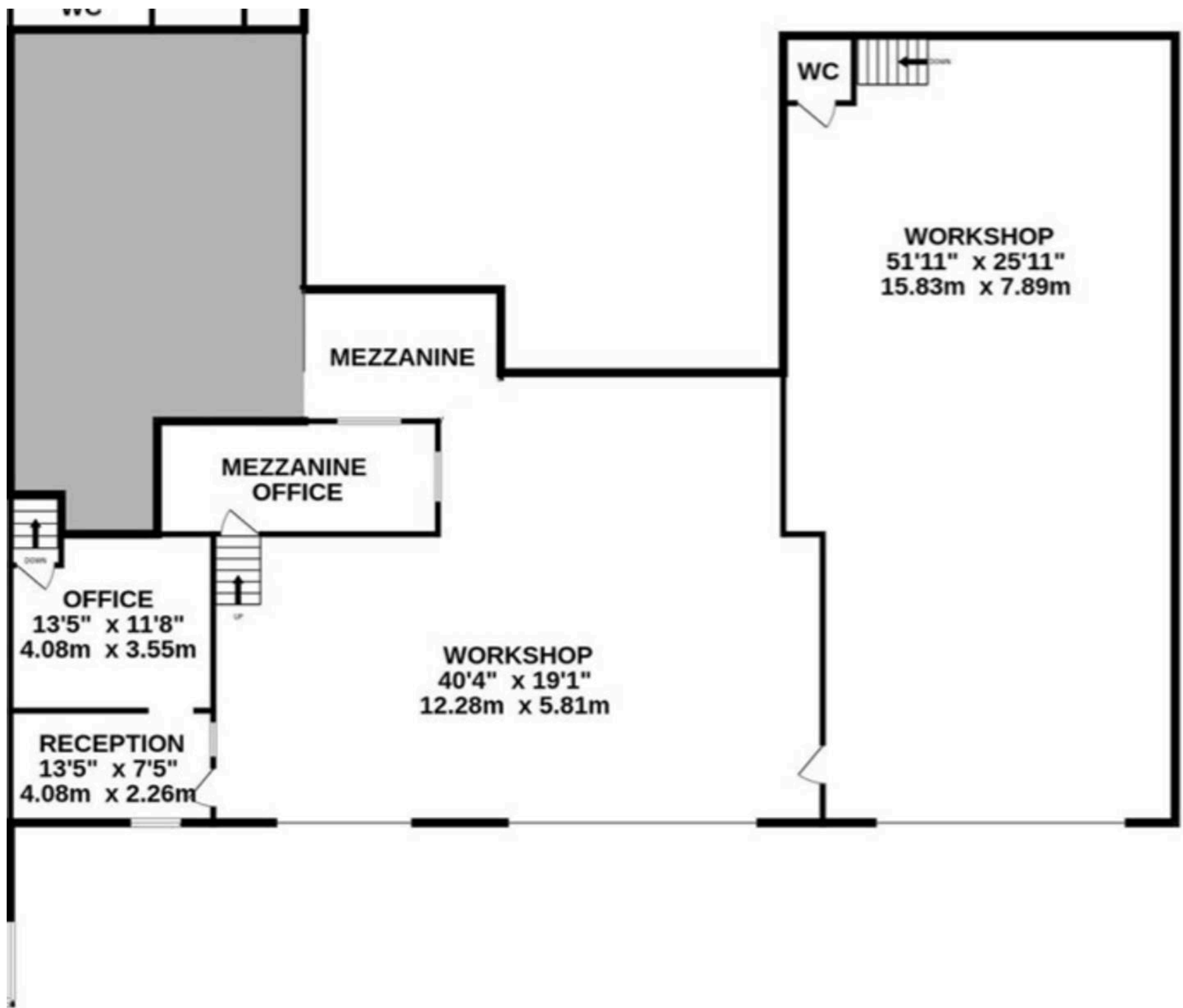
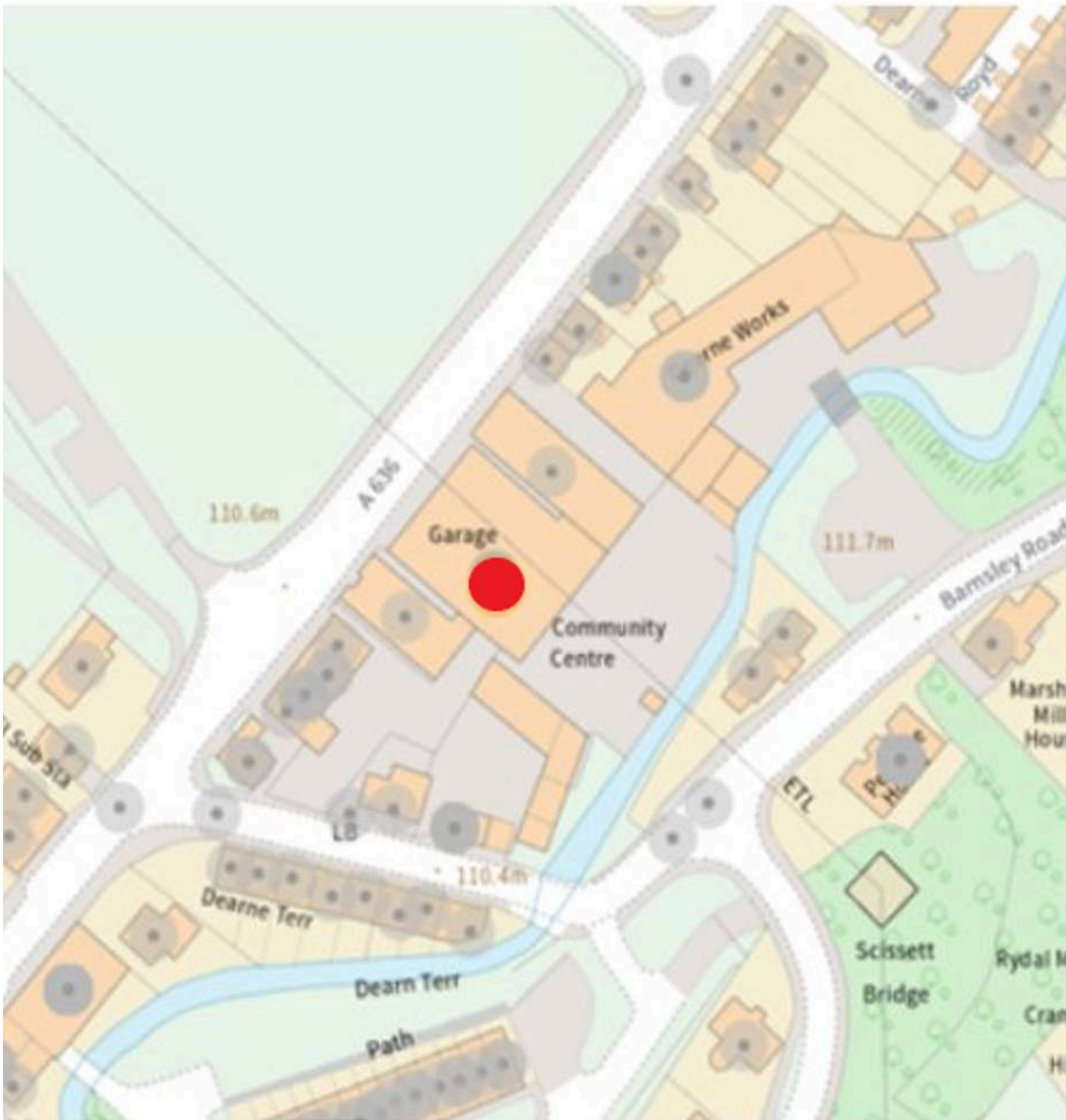




Garage at 143, Wakefield Road, Scissett

Huddersfield, HD8 9HR





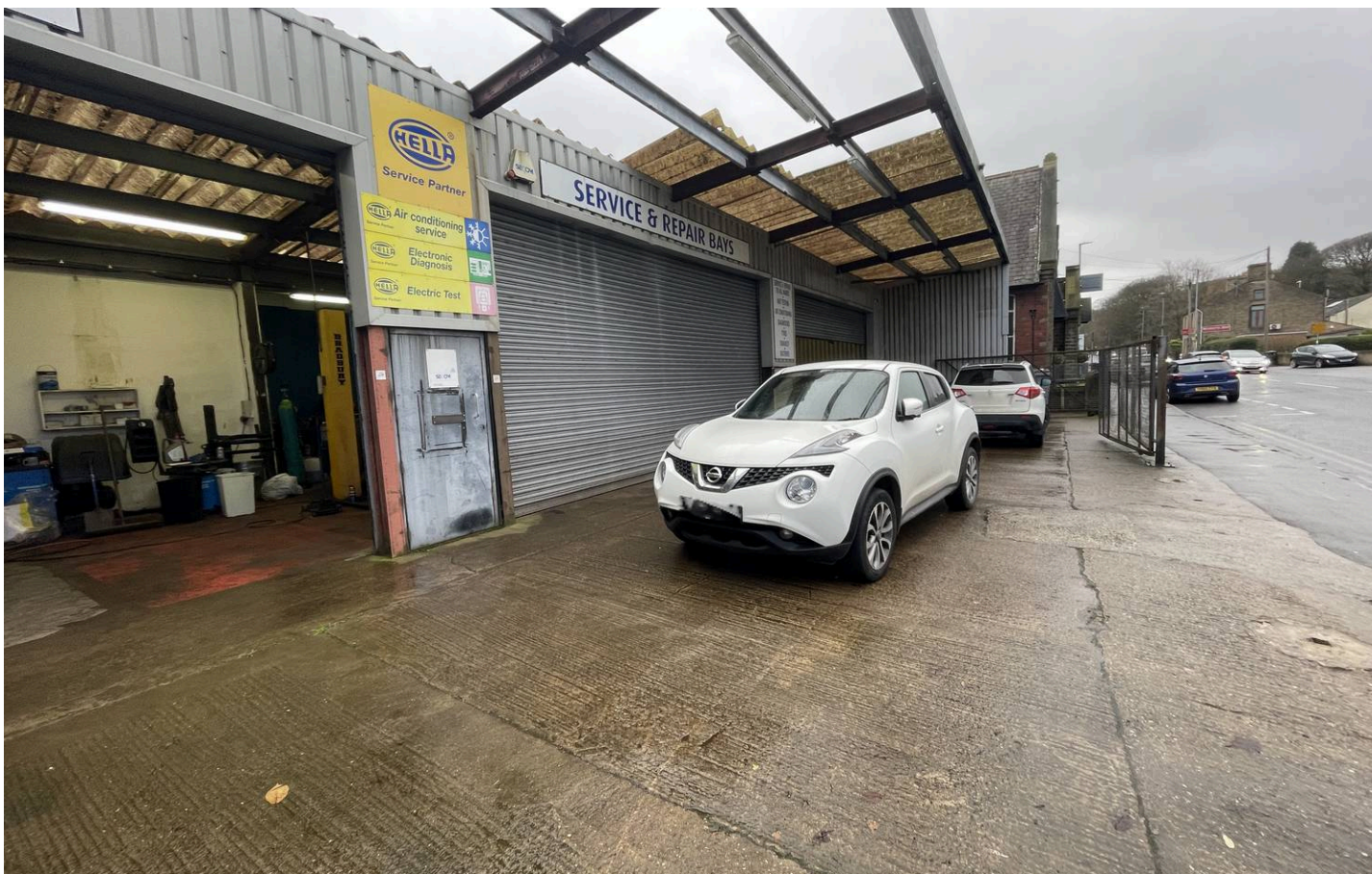
Garage at 143, Wakefield Road

Scissett, Huddersfield, HD8 9HR

Tenure: Freehold

FORMER GARAGE WITH LARGE FORECOURT AND ROADSIDE FRONTAGE SUITABLE FOR GARAGE, WORKSHOP OR OTHER RETAIL USES.

- WORKSHOP/INDUSTRIAL SPACE WITH OFFICE FACILITIES
- LARGE GATED FORECOURT TO THE FRONT
- PROMINENT ROADSIDE LOCATION



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 South East 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 three large workshop bays with storage space on lower ground floor and office and staff welfare facilities. The space has previously been used as a garage and benefits from a large inspection pit which was used for HGV's. There are full height roller shutter doors to each bay and a forecourt running the length of the property which is fully secure. The property has a gross internal area of 3,705 sq ft (344.15 sq m).

RENT

A new effective FRI lease is available on flexible terms at a quoting rent of £25,000 per annum. VAT is not applicable on the rent.

BUSINESS RATES

Further information is available upon request.

VIEWING

For further information or an appointment to view please contact Gina Powell
gina.powell@simonblyth.co.uk 01484 689689.



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

Details printed 21/11/2024.

PROPERTY VIEWING NOTES -

PROPERTY VIEWING NOTES -



Simon Blyth Estate Agents

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