



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET**

## **PROMINENT RETAIL/BUSINESS UNITS**

**UNITS 1 & 2 WAKEFIELD ROAD RETAIL PARK,  
169 WAKEFIELD ROAD, HUDDERSFIELD, HD5 9AN**

Unit 1	144.18m <sup>2</sup>	(1,552 sq ft)
Unit 2	193.04m <sup>2</sup>	(2,077 sq ft)
Total NIA	337.22m <sup>2</sup>	(3,629 sq ft)



Unit 1



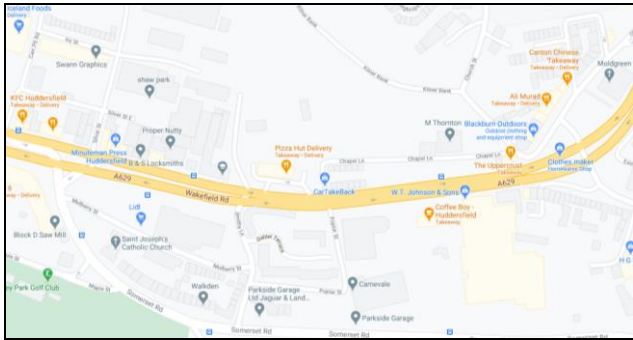
Unit 2

- Highly prominent retail/business units adjacent to Pizza Hut
- Fronting main arterial route with nearby residential and business occupiers
- Onsite parking and loading

**0113 2348999**

## Location

Wakefield Road Retail Park occupies a prominent position fronting Wakefield Road (A629) approximately 1 mile to the west of the town centre and within 0.5 miles of the University of Huddersfield Campus (and positioned opposite the Wakefield Road Lidl and DW Fitness Gym/pool).



## Description

Wakefield Road Retail Park is a modern development of a terrace of 3 single storey retail units with glazed showroom frontage and suitable for a variety of uses (STP).

## Accommodation

### Unit 1

Open plan showroom with suspended ceiling incorporating lighting, air conditioning cassettes and a loading facility to the gable. Concrete blockwork partitioning forming WC and shower room.

### Unit 2

Former restaurant and bar with mezzanine, Velux style roof lights and partitioning forming ladies/disabled WC, gents WC and the former food preparation/storage and catering kitchen area.

Unit	Description	M <sup>2</sup>	(sq ft)
1	Showroom	144.18	(1,552)
2	S/S & ground floor	127.13	(1,368)
	Mezzanine	65.91	(709)
	<b>Total</b>	<b>193.04</b>	<b>(2,077)</b>
3	Pizza Hut	-	-
	<b>Total Available NIA</b>	<b>337.22</b>	<b>(3,629)</b>

## Car Parking

The properties have the benefit of shared car parking on a first come first served basis.

## Business Rates

Through enquiries of the VOA website the properties have the following rating assessments:-

Unit 1 Shop & Premises RV £24,500

Unit 2 Shop & Premises RV £22,000

The National Uniform Business Rate for 2021/22 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

## EPC

The properties have the following EPC energy ratings:-

Unit 1 D (76)

Unit 2 - to be confirmed

## Terms

The units are available separately (or jointly) by way of a new tenants full repairing and insuring lease incorporating regular upward only rent reviews at rents exclusive of business rates, building insurance, utilities and estate service charge.

## Rent

The properties are available at the following annual rentals:-

Unit 1 £24,500 per annum

Unit 2 £24,500 per annum

The rents to be payable quarterly in advance.

## VAT

VAT is applicable upon the rent and service charge.

## Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of a lease and its counterpart.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co  
Andrew Steel  
Alec Michael  
Ben Preston

Tel: 0113 234 8999  
[andrew@michaelsteel.co.uk](mailto:andrew@michaelsteel.co.uk)  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

Our Ref: 3104/A/S  
April 2021

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.