



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

HIGH PROFILE GARAGE/SHOWROOM PLUS INCOME PRODUCING INVESTMENT

**A62 LEEDS ROAD, HUDDERSFIELD,
WEST YORKSHIRE**

273 Leeds Road (St Andrews Motors) 427m² (4,593 sq ft) &
638 Leeds Rd/Woodland Rd (Arnold Clark) 0.09ha (0.22 acres)



- St Andrews Motors is a long established highly prominent car showroom fronting the exceptionally busy A62 Leeds Road
- Providing showroom, forecourt and rear workshop/storage
- In addition separate site on Leeds Road occupied by Arnold Clark with lease expiring 2029 with rent £26,000 pax

0113 2348999

Location

St Andrews Motors is situated with a highly prominent frontage to the exceptionally busy A62 Leeds Road on its junction with Vine Street. The property is directly opposite Carpets Direct and adjacent Leeds Road mini park which includes Major Golf.

The property is situated approximately 1 mile from Huddersfield town centre with the main A62 leading to junction 25 of the M62 (Brighouse). Leeds Road also includes both Leeds Road Retail Park and Great Northern Retail Park, along with various car showrooms.

The second site is situated further along A62 (closer to motorway junction) on the intersection of Woodland Road with Leeds Road (638 Leeds Road).



Description/Accommodation

St Andrews Motors (273 Leeds Rd) comprises a single storey garage/showroom being part clad part glazing (to the front) under a pitched roof. The property includes sliding doors to the front showroom and loading doors to the side elevation accessed off Galloway Street (to the workshop and rear stores).

Gross Internal Floor Area **426.79m² (4,593 sq ft)**

St Andrews Motors also includes the surfaced forecourt to the front of the showroom and the vendors have utilised/occupied the side forecourt area for a period in excess of 30 years (and can provide a statutory declaration).

The Woodland Road/Leeds Road site is essentially a square shaped display forecourt including a small office (extending to approx. 67m² (721 sq ft)).

The site is utilised for vehicle storage by the tenant, Arnold Clark Automobiles Ltd, with access off Woodland Road.

Site Area **0.09 ha (0.22 acres) or thereabouts**

Services

Both premises benefit from mains water, sewer drainage and electricity along with individual appliances. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Non Domestic Rating

We are verbally advised by the VOA the premises are assessed as follows:-

St Andrews Motors	Showroom & Premises RV £10,250
273a Leeds Road	Gymnasium & Premises RV £7,000
Arnold Clark	Display Forecourt RV £13,500

The National Uniform Business Rate for 2021/22 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses. Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 221000.

EPC

The EPC for St Andrews Motors at 273 Leeds Road is C (53). The EPCs are available upon request.

Terms

St Andrews Motors at 273 Leeds Road is offered with vacant possession.

Arnold Clark Automobiles Ltd occupy the Woodland Road/638 Leeds Road site by way of a 10 year lease from May 2019 (expires 2029) with a current passing rent of £26,000 per annum exclusive.

Price

Seeking offers in the region of £1.4m for both properties.

VAT

All rents and prices are quoted exclusive of VAT and to be charged at the appropriate rate, if applicable.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

Tel: 0113 234 8999
alec@michaelsteel.co.uk
ben@michaelsteel.co.uk

Our Ref: 3203/A/M
December 2021

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

0113 2348999
www.michaelsteel.co.uk

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.