

FOR SALE

**236 - 242 LOCKWOOD ROAD
HUDDERSFIELD
WEST YORKSHIRE
HD1 3TG**

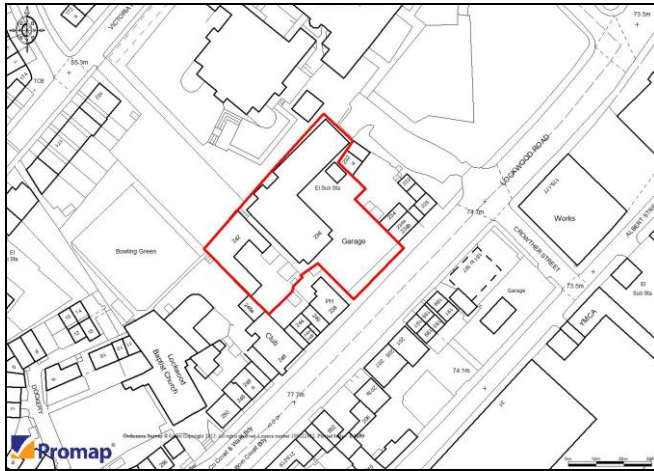
- MIXED USE INVESTMENT OPPORTUNITY
- INCOME OF £41,680 PER ANNUM WITH EFRV OF £79,180 PER ANNUM
- POTENTIAL FOR OWNER OCCUPATION OF PART



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- **MIXED USE INVESTMENT OPPORTUNITY**
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- **POTENTIAL FOR OWNER OCCUPATION OF PART FRONTAGE TO A616 LOCKWOOD ROAD**



Location

The property is situated on and benefits from a prominent frontage to Lockwood Road (A616) which forms one of the main arterial routes providing access into Huddersfield Town centre approximately 1 mile to the East.

Description

The property comprises a substantial retail, office and industrial investment property consisting of a former cinema which has been sub-divided to form retail showroom and workshop accommodation on the ground floor and office accommodation on the first floor.

The original building has been extended to the rear with a more modern self contained industrial unit together with a U-shaped development of small workshop lock up units.

Accommodation

The Total Approximate gross internal floor areas are:		
Various retail, industrial and office units	1,369.16 m ²	14,738 ft ²
Total Approximate GIA	1,369.16 m²	14,738 ft²
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

Rateable Value

The property has been assessed for business rates as follows:

Showroom and premises	Rateable Value: £21,000
Garage and premises	Rateable Value: £4,400
Workshop & premises	Rateable Value: £9,300

For further information we would recommend interested parties make their own investigations at www.voa.gov.uk

EPC

The property has been assessed with EPC ratings Band D (79) and Band F (128).

Tenancies

A copy of the tenancy schedule is attached. The property has a gross rental income of £41,680 per annum.

We consider that the property has an estimated full rental value of £79,180 per annum.

Price

£475,000

VAT

The price is quoted exclusive of VAT (if applicable)

Legal Fees

Each party is to be responsible for their own legal fees incurred in this transaction.

Viewing

For further information and viewing arrangements please contact

Paul Andrew

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Oak House, New North Road, Huddersfield, HD1

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