

**Warehouse & Yard
Premises
Part Turnbridge Mills
Old Leeds Road
Huddersfield HD1 1SG**

**Price: Offers
in the Region
of
£1,550,000**



TWO STOREY WAREHOUSE/MANUFACTURING FACILITY **3,408m² (36,680ft²)**

- Part let - generating an income of £73,261 per annum
- Ground floor warehouse 1,704m² (18,340ft²) with 4m headroom internally on short term let at an annual rent of £75,000 per annum
- Overall site area 0.761 acres
- Includes rental income of £28,800 for 40 car parking spaces within the yard to the front

DESCRIPTION

The property comprises a two storey brick built warehouse and manufacturing facility which provides industrial accommodation over 2 floors extending to 3,407.65m² (36,680ft²).

The property has loading to ground and first floors and benefits from a large yard to the front and a 3 phase electricity supply with 4m headroom to the ground floor.

The property is currently owned by the adjoining Mill Owner and held partly as an income producing investment. The first floor of the warehouse is currently occupied by 2 tenants generating an income of £44,461 per annum. To the front of the warehouse, the car parking area is subject to monthly tenancies and generates a gross income of £28,800.

The ground floor of the warehouse, which extends to 1,704m² (18,340ft²), is currently let on a short term tenancy and presents the opportunity for a purchaser to acquire the property and occupy this area whilst generating an income from the remainder of the property. Alternatively, the availability of the property presents an opportunity to lease the ground floor and create an entirely income producing investment or obtain vacant possession through the serving of relative notices to the varying tenants.

The occupiers of the first floor of the warehouse building do so under flexible tenancies which have a potential to be extended by negotiation.



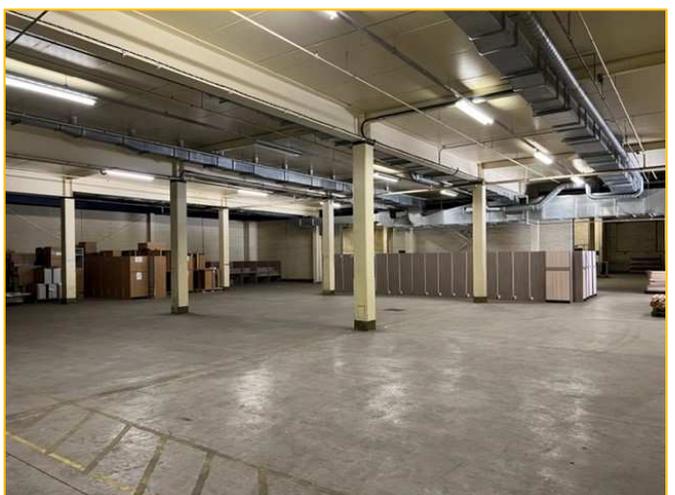
Access and Car Parking



Warehouse External



Warehouse Internal



Warehouse Internal

PRICE

Offers in the Region of £1,550,000. The property is to be sold subject to the ongoing tenancies of the 1st floor of the warehouse which could be varied, subject to negotiation prior to completion of a sale. The sale is also subject to the services being disconnected and a new supply being installed which is independent of the remainder of Turnbridge Mills.

VAT

VAT may be charged on the property and we therefore recommend that seriously interested parties seek the appropriate legal advice.

TENURE

The property is to be sold as a freehold with Title Absolute. The Freehold title includes an overage provision with more details available on request from the joint agents office. The excess driveway will be under shared ownership with the retained property of the Vendor with reciprocal rights of way and shared maintenance costs

VIEWING

Contact the Joint Agents.

Bramleys

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Metcalfe Commercial

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PLANNING

The property would suit redevelopment or conversion, subject to obtaining planning permission and the purchaser's own plans and requirements.

LOCAL PLANNING AUTHORITY

Kirklees Metropolitan Council
Planning Service, PO Box B93
Civic Centre, Off Market Street, Huddersfield HD1 2JR

SERVICES

The property benefits from having mains electricity and water. The supplies need disconnecting from the remainder of Turnbridge Mills and a new supply for each utility connecting to the property.

RATEABLE VALUE & UNIFORM BUSINESS RATES

Warehouse

The property is currently rated along with the adjoining mill premises and will need to be assessed independently following completion of a sale.

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/51.2p/£ (2023/24).

EPC

Warehouse & 1st Floor TBC

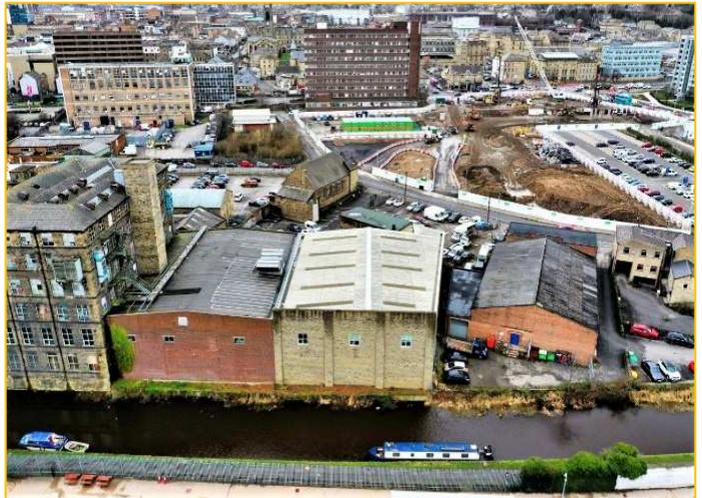
TENANCIES

Warehouse – 1st Floor – Arts & Crafts

Arts & Crafts have a lease expiring on 31 July 2023, paying an annual rent of £14,496.

Warehouse – 1st Floor – Hewitt & Booth

Hewitt & Booth have an informal tenancy, paying an annual rent of £29,965.

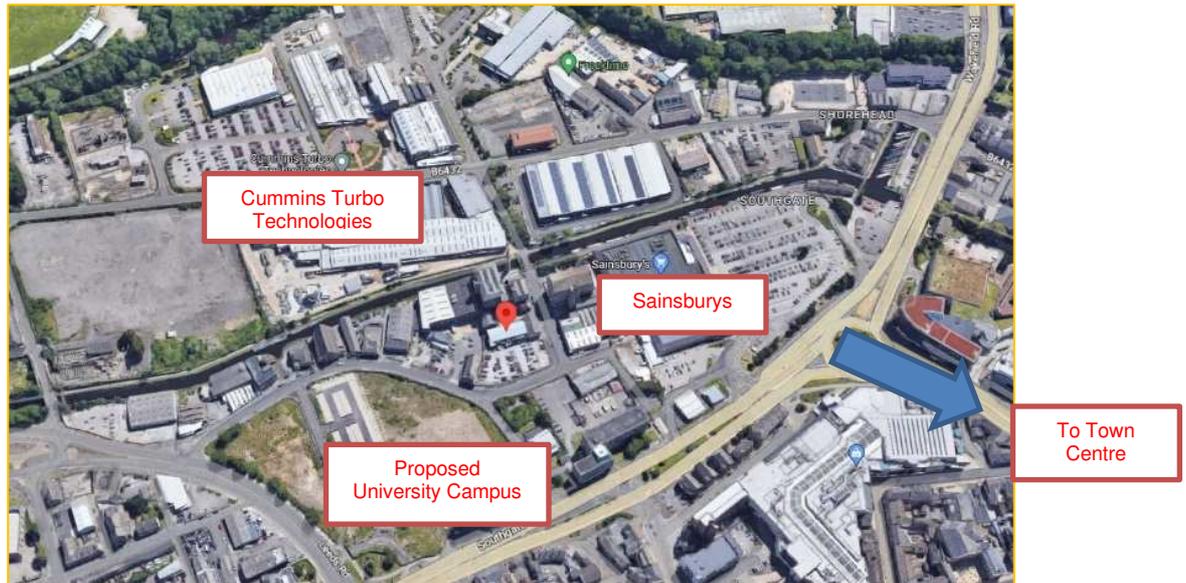


LOCATION

The property is situated on the edge of Huddersfield town centre just off the main Leeds Road (A62) which provides good access to Junction 25 of the M62 motorway network. The property is also well positioned for access to Wakefield Road (A642) which links Huddersfield with the M1 motorway network at Junction 39 (Denby Dale).

The property has good access off the Leeds Road and is in a recognised industrial position on the edge of Huddersfield town centre. It is positioned immediately to the rear of the former sports centre site for which there are redevelopment plans to build a new campus for the University of Huddersfield.

Huddersfield is a textile town which has now developed a diverse economy and benefits from good communication links, being approximately 3 miles from the M62 motorway access at Outlane and Ainley Top (junctions 23 and 24), and approximately four miles from junction 24 at Clifton. Huddersfield is approximately eleven miles from junction 38 of the M1 motorway and therefore there is good access to the principal trading centres of East Lancashire and West Yorkshire.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu 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

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