

SUPERB COMMERCIAL SPACE TO LET



Ground and Lower Ground Floor, 195 Wakefield Road,
Scissett, Huddersfield, HD8 9JL



- 1,500 sq ft (139.35 sq m)
- Ground and lower ground floor space
- Suitable for a variety of uses
- Excellent main road position
- Ample roadside parking
- Approx. 2 car parking spaces at rear
- Located close to junction 39 of the M1 motorway

DESCRIPTION

This is a superb detached retail unit comprising of ground and lower ground floor retail space with offices and kitchenette on the lower ground floor. The property benefits from having gas central heating.

The property is currently undergoing a refurbishment programme to split the property into two commercial spaces. The ground and lower ground floor as one space, and the first floor as a separate, self contained commercial space.

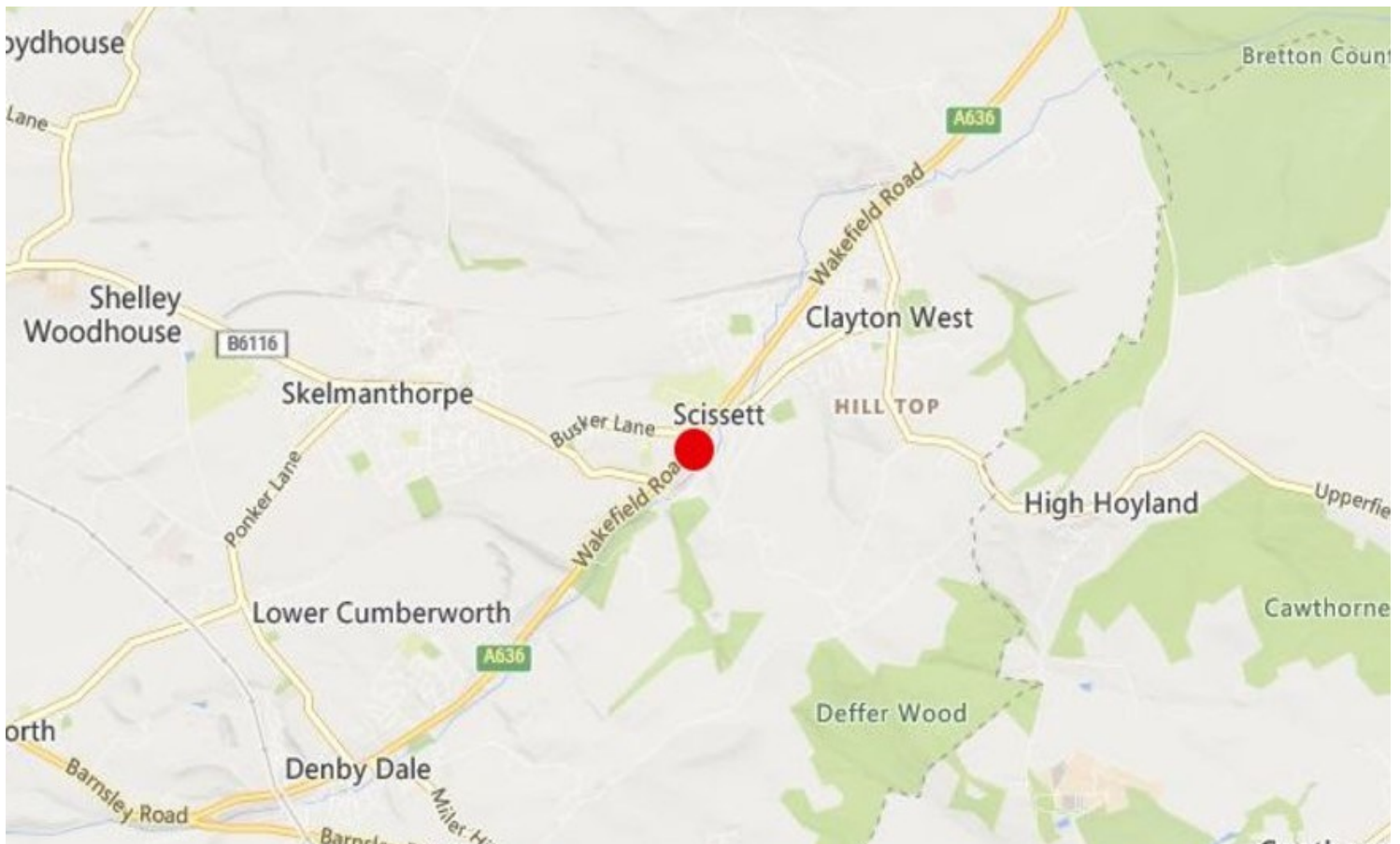
The space would suit a variety of uses such as clinic, retail, leisure, offices to name but a few.

The property is situated in the village of Scissett and located directly onto Wakefield Road, linking both Wakefield and Huddersfield as well junction 39 of the M1 motorway.

The property benefits from having approx. 2 car parking spaces to the rear and ample roadside parking.

LOCATION

The property is situated in the village of Scissett, fronting directly onto Wakefield Road. Scissett is located approximately halfway between Wakefield and Barnsley in the borough of Kirklees, also just a short drive from Huddersfield. The property is opposite the local school and is within easy walking distance of the Tesco supermarket and a variety of other local amenities, making this a very convenient location.



3 STOREY RETAIL BUILDING – SPLIT INTO 2 UNITS

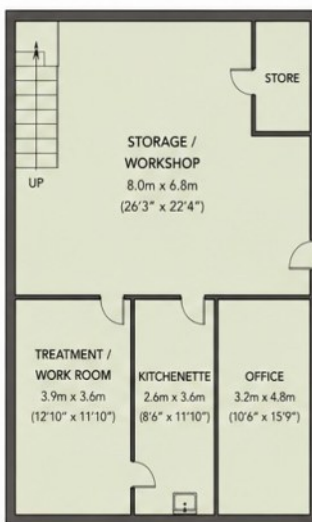
UNIT 1 (GROUND + LOWER GROUND) | UNIT 2 (FIRST FLOOR)



GROUND FLOOR (STREET LEVEL)
800 sq ft



LOWER GROUND FLOOR (BELOW GROUND)
701 sq ft



FIRST FLOOR (TOP FLOOR)
560 sq ft



UNIT 1 ACCESS & FEATURES

- Main entrance from street
- Internal stairs between Ground and Lower Ground
- Large open plan retail / sales area
- Storage, workshop and additional rooms
- WC on both levels

UNIT 2 ACCESS & FEATURES

- Private entrance via side external staircase
- Open plan office / studio
- Meeting room
- Kitchen & WC

NOTES

- Floor areas are approximate (GIA)
- Layouts for guidance only
- Subject to building regulations and consents
- All measurements shown in metres & feet/inches

KEY	
UNIT 1 (GROUND + LOWER GROUND)	
UNIT 2 (FIRST FLOOR)	
COMMUNAL / STRUCTURE	
MAIN ENTRANCE – UNIT 1 (FRONT)	
ENTRANCE – UNIT 2 (SIDE STAIR)	
EXTERNAL STAIRS (UNIT 2 ACCESS)	

UNIT SUMMARY

UNIT 1 (GROUND + LOWER GROUND)	
GROUND FLOOR:	800 sq ft
LOWER GROUND:	701 sq ft
TOTAL:	1,501 sq ft
UNIT 2 (FIRST FLOOR)	
FIRST FLOOR:	560 sq ft
TOTAL:	560 sq ft
BUILDING TOTAL:	2,061 sq ft



AREA BREAKDOWN

UNIT 1 (GROUND + LOWER GROUND)	
GROUND FLOOR:	800 sq ft
LOWER GROUND:	701 sq ft
SUB TOTAL:	1,501 sq ft
UNIT 2 (FIRST FLOOR)	
FIRST FLOOR:	560 sq ft
SUB TOTAL:	560 sq ft
BUILDING TOTAL:	2,061 sq ft

POTENTIAL USES

UNIT 1	
Retail, Showroom, Salon, Clinic, Fitness, Workshop, Studio, etc.	
UNIT 2	
Office, Therapy Rooms, Professional Services, Studio, etc.	

FLOOR PLANS NOT TO SCALE – FOR ILLUSTRATIVE PURPOSES ONLY

ACCOMMODATION

Lower Ground Floor- 701 sq ft

Ground Floor- 800 sq ft

Total gross internal area- 1,500 sq ft (139.35 Sq M)

SUMMARY

RENT	£15,000 per annum.
LEASE	Full Repairing and Insuring basis.
RENTAL BOND:	Equivalent of 3 months rent
RATEABLE VALUE	To be confirmed
SMALL BUSINESS RATES RELIEF	For more information, please contact the local authority on 01977 727121.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	C-67

VIEWINGS & FURTHER INFORMATION



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GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were created June 2026 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.