

For Sale

175—177 Lockwood Road,
Huddersfield, HD1 3TG

DOVE HAIGH PHILLIPS

Commercial Premises

12,852 sq ft (1,194 sq m)
Suitable for a variety of uses STP



Agency | Consultancy | Development | Investment | Valuation

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RICS

Location

Located on Lockwood Road in a prominent position fronting the main arterial route from Huddersfield town centre to Lockwood.

Huddersfield town centre is located less than 1 mile north of the property which provides convenient access to the town centre, motorway / road network, and the railway and bus station.

Description

The property provides well located prominent commercial accommodation with roadside frontage. Comprising of 2 buildings, the property provides the following;

175 Lockwood Road

2 / 3 storey premises

Stone construction

3 storey retail premises

Workshop with basement storage

First floor office with access to rear

Heating & lighting throughout

Welfare & W.C facilities

177 Lockwood Road

Showroom / office accommodation

Ground level loading access door

Stone construction / north lit roof

Lighting & heating throughout

Basement storage

Access from Lockwood Road and Albert Street

Part open plan, part cellular offices



Accommodation

175 Lockwood Road	Sq ft	Sq m
Ground Floor	2,640	245.27
First Floor	2,495	231.76
Attic	438	40.77
Basement	460	42.70
(Inc basement) TOTAL	6,033	560.50

177 Lockwood Road	Sq ft	Sq m
Main Building	5,423	487.06
Basement	1,576	146.40
(Inc basement) TOTAL	6,819	633.46

- Adjacent parking on a 99 year lease from Kirklees Council from November 1989.



Tenure / Terms

The property is available to purchase the long leasehold interest with a quoting price of £625,000. The property is held on long leasehold title numbers WYK147509 and WYK469020 for 999 years from 1844.

Use

The property has an established commercial B1/B2/E use but may be suitable for a variety of different uses subject to planning.

EPC

A copy is available on request.

Business Rates

175 Lockwood Road—£6,300

177 Lockwood Road—£18,750

Correct as of April 2023

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

Viewing & Further Information

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