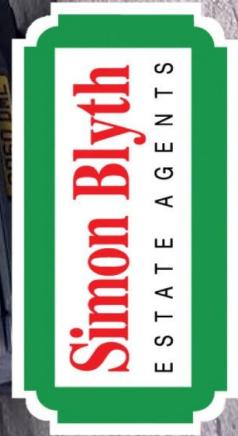


DEARNE WORKS, WAKEFIELD ROAD, SCISSETT, HUDDERSFIELD, HD8 9HS



## AWAITING FLOORPLAN

## PROPERTY DESCRIPTION

### **FANTASTIC INDUSTRIAL INVESTMENT/DEVELOPMENT OPPORTUNITY LOCATED IN THE CENTRE OF SCISSETT**

A rare opportunity to purchase an established industrial investment site with potential for increasing rental income and/or future development potential (subject to the necessary consents). Dearne Works comprises of 11 units and is currently producing £37,224 per annum with potential to increase further. Located in the centre of Scissett, the property offers great potential and viewing is highly recommended.

**GUIDE PRICE £690,000**

## LOCATION

The property is located in the centre of Scissett, approximately 10 miles to the Southeast of Huddersfield Town Centre, 9 miles from Wakefield City Centre and 6 miles from Junction 39 of the M1 Motorway.

Dearne Works primary access is off Barnsley Road, through the car park into the shared yard. Access to the majority of the properties is here with Units 10 & 11 being accessed off Wakefield Road. Wakefield Road is owned by SG Blackburn and there is no right of way except for a walking right of way for the current tenants and the statutory rights access for maintenance.

## PROPERTY

The property comprises 11 units which are currently used for industrial, storage and workshops. Units 1-5 form part of a large modern unit which has been split with each unit having its own access and 3 of the units having automatic roller shutter doors.

There are 3 single storey workshops and units 10 & 11 which are currently owner occupied provide further workshop and industrial space with a small office.

## TENANCY SCHEDULE

UNIT	SIZE	TENANT	RENT
1A	678 sq ft (63 sq m)	Fusion Business Solutions	£300pcm
1b	1162 sq ft (1082 sq m)	Ed Morton	£300pcm
2	2,292 sq ft (213 sq m)	Ronan Developments	£742pcm
3	663 sq ft (61.6 sq m)	Ed Morton	£150pcm
4	491 sq ft (45.6 sq m)	Corrie Johnson	£200pcm
5	478 sq ft (44.4 sq m)	Karl Wood	£250pcm
6 (Mezzanine)	1,162 sq ft (108 sq m)	Vacant	Vacant
7	1,679 sq ft (156 sq m)	Lockwood Brothers	£600pcm
8	786 sq ft (74 sq m)	MKB Garden Services	£300pcm
9	813 sq ft (75.5 sq m) 172 sq ft (mezz)	A.N Wood & Son Electrical	£260pcm
10		Owner occupied	Nil
11		Owner occupied	Nil
			<b>£3,102pcm (£37,224 per annum)</b>

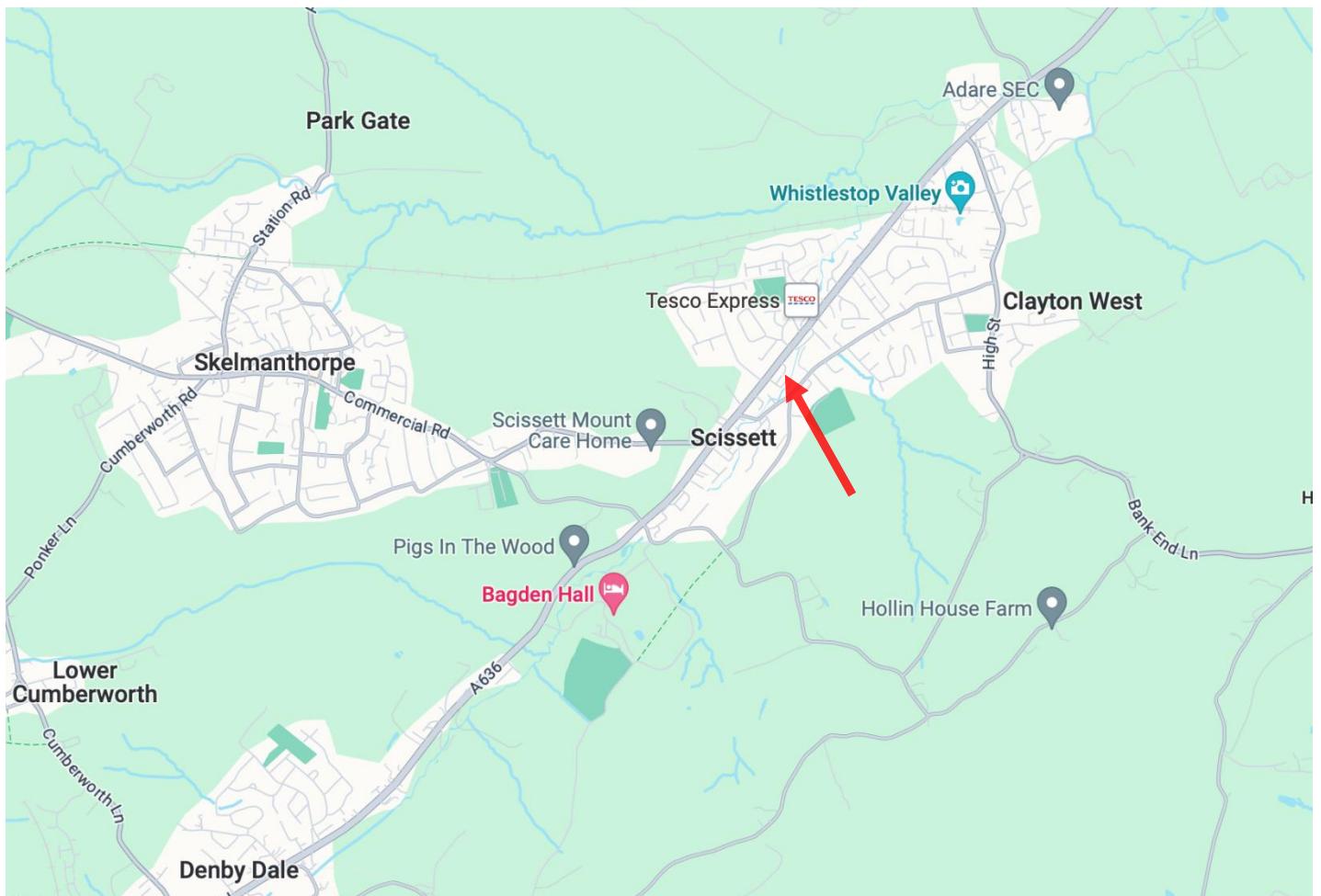
All Tenants are on informal agreements and effectively holding over as the agreements have expired. No rent reviews have been carried out recently therefore we believe the units are under rented.

## RATEABLE VALUES

Interested parties are advised to make their own enquiries to the local authority.

## PROPOSAL

We are seeking guide price of £690,000. For further information or an appointment to view please contact Gina Powell [gina.powell@simonblyth.co.uk](mailto:gina.powell@simonblyth.co.uk) or Rebecca Blyth [Rebecca.blyth@simonblyth.co.uk](mailto:Rebecca.blyth@simonblyth.co.uk) on 01924 361631.

















## ADDITIONAL INFORMATION

EPC rating – Awaiting information.

Property tenure – Freehold

Local authority – Kirklees Council

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main 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 in situ 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**

## **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent

mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

**OFFICE OPENING TIME**

**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

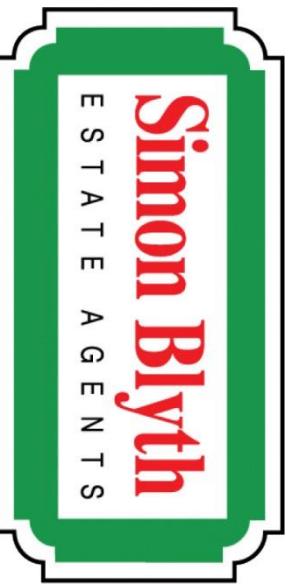
Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

Details printed 01/11/2023.

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**PROPERTY VIEWING NOTES -**



#### MAIN CONTACTS

T: +44 (0)1924 361631

W: [www.simonblyth.co.uk](http://www.simonblyth.co.uk)

E: [gina.powell@simonblyth.co.uk](mailto:gina.powell@simonblyth.co.uk)

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**[WWW.SIMONBLYTH.CO.UK](http://WWW.SIMONBLYTH.CO.UK)**

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