

**SUPERB TRADE COUNTER/INDUSTRIAL PREMISES**

**TO LET**



**40 WORMALD STREET, LIVERSEGE  
WF15 6BE**

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**Eddisons**

# 40 Wormald Street

Liversedge, WF15 6BE



Tenure

To Let



Property Type

Industrial



Rental

£28,950 pax



Size

250.84sq m (2,700sq ft)



Location

Liversedge, WF15 6BE



Property ID

731.4624a (1230227)

**For Viewing & All Other Enquiries Please Contact:**

**MATTHEW JENNINGS MRICS**  
Director

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**HARVEY BLAND**  
Graduate Surveyor

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## Property

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The property comprises of a single storey part brick part metal sheet clad trade counter/industrial unit under a pitched roof.

The premises benefit from solid concrete flooring, drive in roller shutter doors as well as trade counter to the front.

Internally the property comprises of open plan warehouse and showroom as well as staff/WC facilities.

Externally, the unit benefits from parking and yard to the front accessed via an electric sliding gate.

Area	m <sup>2</sup>	ft <sup>2</sup>
<b>Total GIA</b>	<b>250.84</b>	<b>2,700</b>

## Energy Performance Certificate

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An EPC has been commissioned.

## Services

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We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Rates

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**Description:** Builders Merchants and Premises  
**Rateable value:** £23,500

## Terms

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The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rental

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**Rental £28,950 per annum.**

## VAT

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Prices and rental are exclusive of VAT if chargeable.

## Legal Costs

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The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

## Anti-Money Laundering

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Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The property is well located on Wormald Street, just off the A638 in an established industrial area of Liversedge.

The unit is approximately 9 miles south west of Leeds and 8 miles north of Huddersfield.

The property is approximately 3 miles from the M62 motorway making it well placed for the further motorway network.





