

## TO LET (MAY SELL) DRIVE THRU UNIT

Harvey's Drive Thru, Waterloo Road  
Waterloo, Huddersfield, HD5 0AH

### Key information

- ❑ Prime Drive Thru fronting A642
- ❑ To let as a whole or part (may sell)
- ❑ **1,872 sq ft part** or **3,051 sq ft whole**
- ❑ c.25k daily traffic counts
- ❑ Adjacent to the established Gallagher Retail Park

### Contact

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## Location

The property is located on a corner plot fronting the busy A642 Wakefield Road and Waterloo Road.

The A642 is a major throughfare linking Huddersfield town centre approximately c.2.5 miles west and Wakefield c.12 miles east.

The surrounding area comprises a mixture of residential and commercial premises with surrounding occupiers to include a McDonalds drive thru, Aldi, M&S, Pets at home and Home Bargains.

## Description

The property comprises a recently refurbished drive thru of steel portal frame construction.

Internally, the drive element is of high specification throughout with an Epos system installed and fully fitted out commercial kitchen.

To the rear of the drive thru comprises a commercial prep kitchen which may also be available, further details of this are available upon request.

Externally there are 16 marked parking bays and a drive through lane with 2 queuing and servicing points leading into a 3 bay drive thru canopy which is laid to tarmacadam throughout.

Further plans can be provided upon request.

## Energy Performance Rating

Energy Performance Asset Rating - D

## Summary of Accommodation

The property comprise the following approximate floor areas:-

	Sq m	Sq Ft
Drive Thru (Red)	173.91	1,872
Prep Kitchen (Blue)	109.53	1,179
Total	283.46	3,051
	Hectares	Acres
Site Area	0.13	0.344

## Terms

Our client is looking to let the drive thru (hatched Red on the below plan) which extends to approximately 1,872 sq. ft (can be increased to incorporate seating if required).

An additional area (hatched Blue on the below plan) extending to approximately 1,179 sq. ft may also be available. Further details are available upon request.

## Tenure

£65,000 per annum (Part)

£100,000 per annum (Whole)

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.





## Rating

We are advised that the Rateable Value for the property is £103,000.

The UBR for 2024/25 is 54.6p in the £.

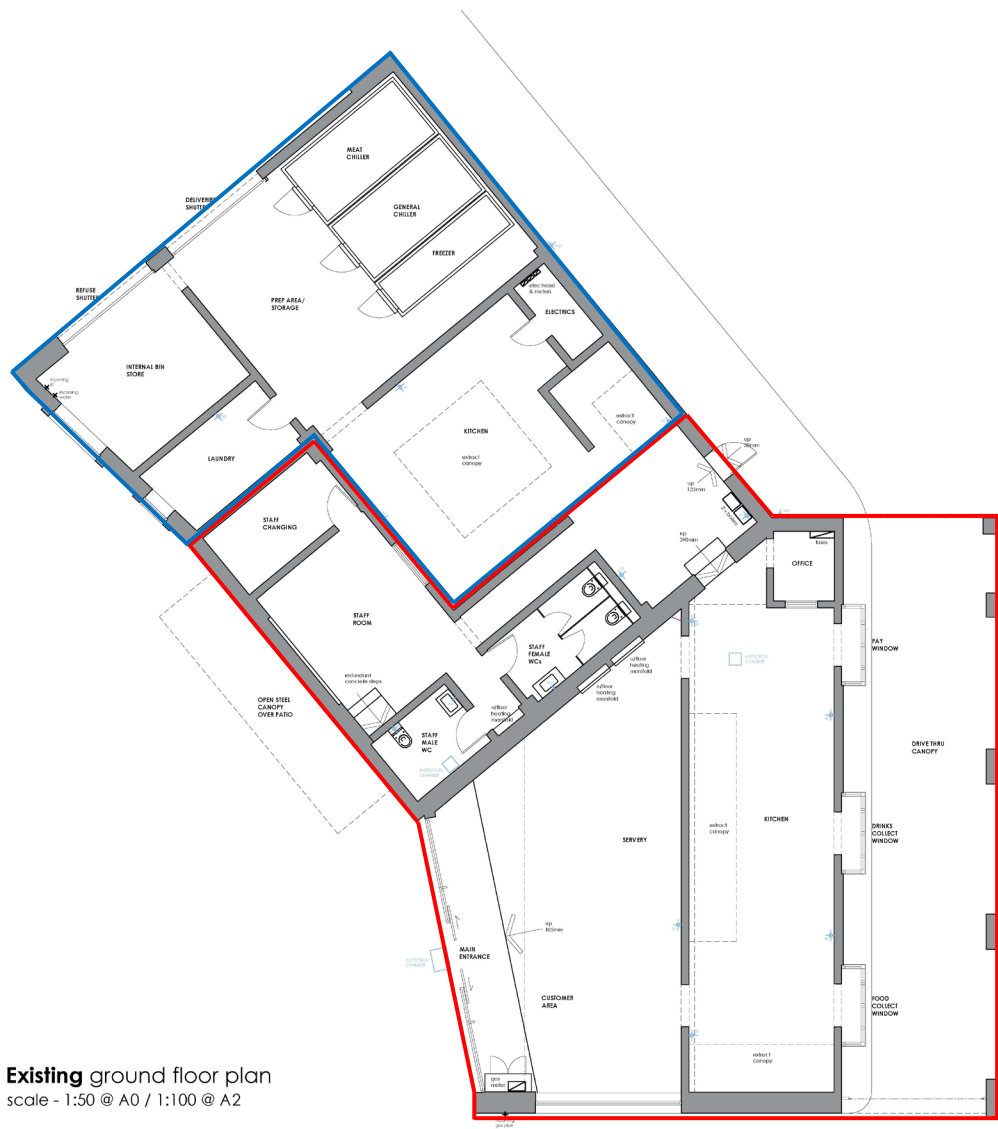
Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Viewing

Strictly via the sole letting agent only.





Existing ground floor plan  
 scale - 1:50 @ A0 / 1:100 @ A2

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