

Walker Singleton

TO LET

Ground Floor
Clifton House
Clifton Road
Brighouse
HD6 1SL

- PROMINENTLY LOCATED PROPERTY IN BRIGHOUSE
- 851 SQ FT - 1,994 SQ FT AVAILABLE (79.06 SQ M - 185.24 SQ M)
- SUITABLE FOR A VARIETY OF USES (STPP)
- DESIGNATED CAR PARKING



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Clifton Road
Brighouse
HD6 1SL



Location

The property is located along the A644 Clifton Road overlooking the busy A644/A641 intersection on the northeast periphery of Brighouse Town Centre. Nearby occupiers include Tesco, Brearleys Solicitors, Subway & Retreat Beauty Lounge.

Description

The property briefly comprises the ground floor of a two storey building, prominently located along the busy A644, Clifton Road on the periphery of Brighouse Town Centre.

The property offers well presented accommodation which would suit a retail or office use, benefitting from large windows fronting the busy A644/A641, suspended ceiling with inset LED lighting, wood effect flooring, gas central heating, kitchen and w/c facilities. The property can either be let as a whole or split into two units.

Externally, the property benefits from designated car parking.

Mains services connected to the premises include gas, electricity, water and drainage. Please note these services have not been tried or tested and any interested parties are advised to satisfy themselves as to their suitability and condition.

Rental

851 Sq Ft Suite - £12,000 Per Annum exclusive

1,143 Sq Ft Suite - £16,000 Per Annum exclusive

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- **SUITABLE FOR A VARIETY OF USES (STPP)**
- **DESIGNATED CAR PARKING**

Accommodation

The total approximate net internal floor areas are:

	Sq Ft	Sq M
Total approximate NIA	1,994	185.24

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Rateable Value

The property will require reassessing for Business Rates purposes.

EPC

The property has been assessed with an EPC rating of C (62).

Terms

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

VAT

The rentals quoted are exclusive of VAT (if applicable).

Legal Fees

Each party is to be responsible for their own legal costs incurred in any letting transaction.

Viewing

For further information or should you wish to arrange a viewing, please contact the sole letting agents:

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Ryan Barker

Direct Line: 01422 430024

Email: ryan.barker@walkersingleton.co.uk

Ref: 42503

Date: Jun-24



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