

Walker Singleton

TO LET/FOR SALE

104a Briggate
Brighthouse
HD6 1EL

- Ground Floor Retail Unit
- 340 Sq Ft (31.59 Sq M)
- Prominent Roadside Location In Brighthouse
- Suitable For A Variety Of Uses (STPP)



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Brighouse
HD6 1EL**



Location

The premises is situated along Briggate in Brighouse Town Centre. Brighouse benefits from excellent road links with junction 25 of the M62 motorway within 2 miles. Leeds is approximately 15 miles to the north-east and Manchester approximately 25 miles to the south-west. In addition, Brighouse Railway Station less than a 5-minute walk away.

Description

The property briefly comprises a ground floor retail unit situated within a parade of shops, fronting on to Briggate, Brighouse. The property benefits from having a return frontage on to Briggate and Croft Street, open plan sales area, kitchen, w/c facilities, roller shutter over the door, intruder alarm, wood effect flooring throughout and electric heaters.

A former takeaway premises however would be suitable for a variety of uses (STPP). Car Parking (pay & display) is located within close proximity to the property at Daisy Street Car Park, just to the rear of the property. Calderdale Council have applied to use the car park for market stalls temporarily whilst the current market is redeveloped.

Mains services connected to the premises include 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 suitability and condition.

VAT

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

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Rental/Price

Leasehold - £7,200 Per Annum Exclusive

Freehold - £90,000 For The Freehold

Accommodation

The total approximate net internal floor areas are:

	Sq Ft	Sq M
Total approximate NIA	340	31.59

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 has been assessed for uniform business rates with a rateable value of £5,800.

EPC

The property has been assessed with an EPC rating of D (79).

Terms

The property is available To Let by way of a Full Repairing and Insuring lease of a term to be agreed. The Freehold Interest of the property is available For Sale with Full Vacant Possession.

Legal Fees

Each party is to be responsible for their own legal costs incurred in any selling transaction. The tenant will make a contribution towards the Landlords legal fees in any letting transaction.

Viewing

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

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Ref: 46509 Date: Jul-24



Walker Singleton
walkersingleton.co.uk | 01422 430000

Property House, Lister Lane, Halifax, HX1 5AS

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