

Walker Singleton

TO LET

6 Market Street
Brighouse
HD6 1AP

- TWO STOREY RETAIL UNIT
- 419 SQ FT (38.93 SQ M)
- SUITABLE FOR A VARIETY OF USES (STPP)
- BRIGHOUSE TOWN CENTRE LOCATION



TO LET

**6 Market Street
Brighouse
HD6 1AP**

- **TWO STOREY RETAIL UNIT**
- **419 SQ FT (38.93 SQ M)**
- **SUITABLE FOR A VARIETY OF USES (STPP)**
- **BRIGHOUSE TOWN CENTRE LOCATION**



Location

The premises is situated along Market Street in Brighouse Town Centre, just off the main Commercial Street. 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 two storey retail unit in Brighouse Town Centre fronting on to Market Street which would be suitable for a variety of uses (STPP).

The property benefits from having a retail area to the ground floor with window seating, serving counter, kitchen counter with sink and base units and a roller shutter; the first floor provides a further seating area/stores with w/c facilities.

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.

Rental

£9,000 Per Annum Exclusive

Accommodation

The total approximate net internal floor areas are:

	Sq Ft	Sq M
Ground Floor	267	24.80
First Floor	152	14.13
Total approximate NIA	419	38.93

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 £5,400.

EPC

The property has been assessed with an EPC rating of E (106).

Terms

The property is available To Let by way of a 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

Ref:

Date: Jul-24



Walker Singleton
walkersingleton.co.uk | 01422 430000

Property House, Lister Lane, Halifax, HX1 5AS

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.