

To Let



Brighthouse

10-12 Bradford Road, HD6 1RW

Total Area: 2,188 sq ft (203.30 sq m)

Rent: £25,000 PAX

Location & Description:

- **Brighouse is a town within the Metropolitan Borough of Calderdale, in West Yorkshire, situated approximately 2km from junction 25 of the M62, 6km east and north of Halifax and Huddersfield respectively.**
- **The subject property is situated on Bradford Road, which meets with Commercial Street to the north, and Bethel Street to the south. Bradford Road is an established retail pitch within the town, attracting a range of independent operators.**
- **The mid-terrace the former bank comprises basement and ground floors. To the ground floor is the main banking/retail area, meeting room, staff room and toilets. Basement includes strong room, boiler room and store.**

Demise:

Ground Floor 1,175 sq ft (109.20 sq m)
Basement 1,013 sq ft (94.10 sq m)
Total 2,188 sq ft (203.30 sq m)

Rent:

£25,000 per annum exclusive

Lease:

New FRI lease for a term to be agreed.

EPC:

Energy Performance Rating Assessment - C.

Legal and professional fees:

Each party to bear their own costs.

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

Rating Assessment:

Rateable Value (April 2023) - £13,250.

Date Prepared:

May 2024

Contact Us:

James Moss

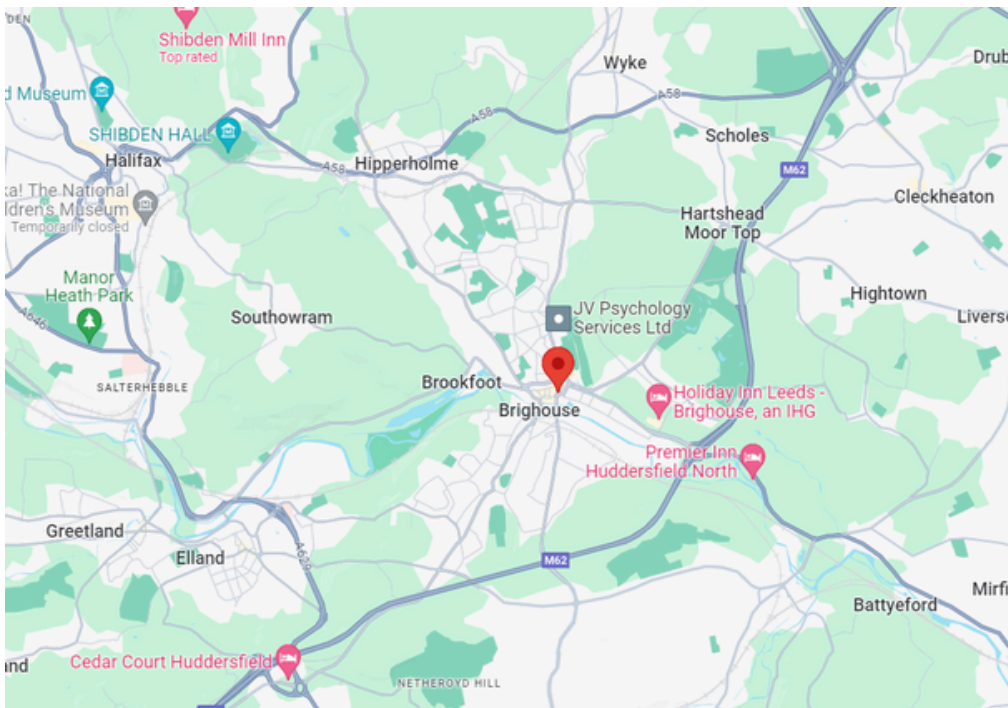
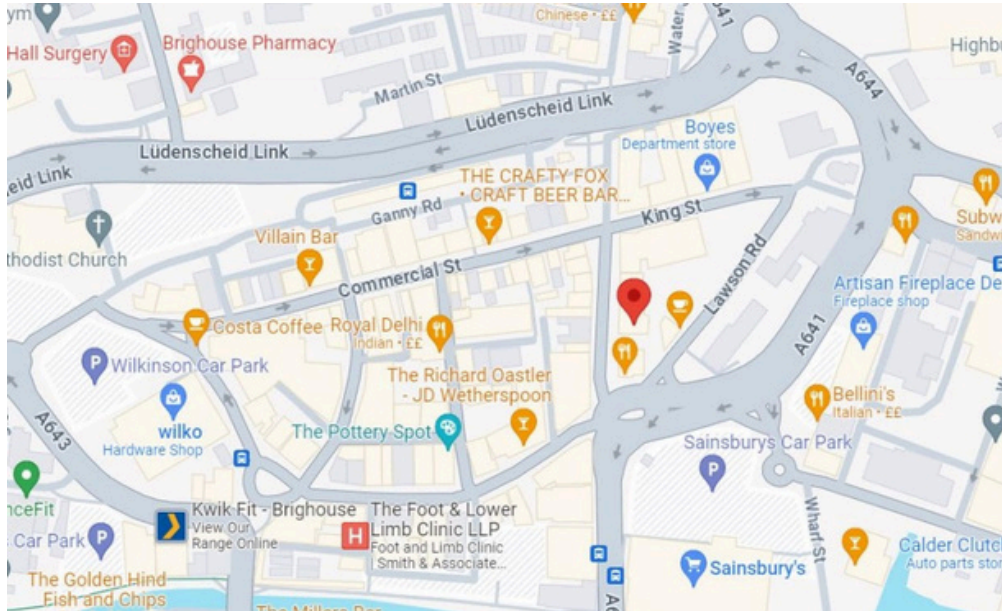
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