

**74a Market Street
Paddock
Huddersfield
HD1 4SH**

**Rent £100
per week**



FIRST FLOOR OFFICE PREMISES

13.85m² (149ft²)

- All inclusive rents
- Former beauty room with private access and private customer car park
- Well-presented accommodation with its own toilet and kitchen facilities
- Suitable for a variety of uses subject to approval

DESCRIPTION

This property is offered to let on an all-inclusive rent and is available for immediate occupation. The office area extends to 13.85m² (149ft²) and benefits from gas central heating and double glazing.

The accommodation is accessed through its own private access to the rear of the building and has its own toilet and kitchen facilities.

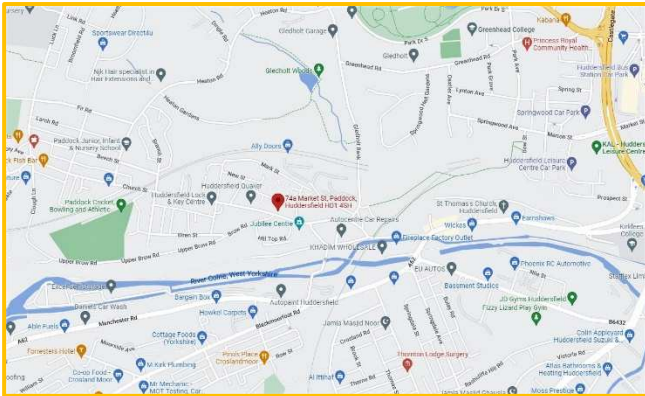
The space was most recently used as a beauty room but has been an office prior and a variety of uses will be considered subject to landlord approval.

LOCATION

Paddock is positioned approximately 1.7 miles from Huddersfield town centre.

LEASE TERMS

The property is offered by way of a new lease for a term of 3 years or multiples thereof to incorporate 3 yearly rent reviews, with the premises being let on full repairing and insuring terms.



ACCOMMODATION

FIRST FLOOR

Including Office
Kitchen
WC Facilities

13.85m² (149ft²)

OUTSIDE

The property has separate access to the rear through a private customer car park.

RENT

£100 per week

RATEABLE VALUE & UNIFORM BUSINESS RATE

Included within the rent.

REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the Agents.

George Aspinall

George.aspinall@bramleys1.co.uk

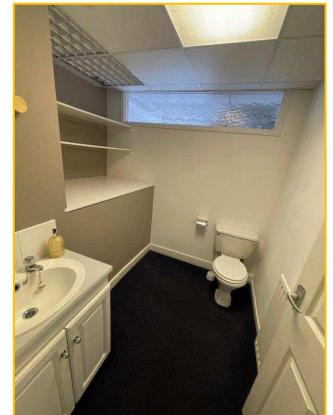
VAT

VAT is chargeable on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

EPC ASSET RATING: TBC



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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