

104a Briggate
Brighouse
HD6 1EL

Rent
£7,200 per
annum



GROUND FLOOR RETAIL PREMISES

31.6m² (340ft²)

- Former takeaway premises
- Car parking available in close proximity
- Affordable retail space in popular location.

DESCRIPTION

Available to let is this former takeaway premises which offers generous retail space within the popular town of Brighouse.

Suitable for a variety of uses subject to obtaining the correct planning consents, this property is highly visible and set within a parade of shops with various occupiers.

The property benefits from good access and a large pay and display car park to the rear. It also has a roller shutter door, security alarm and store to the rear.

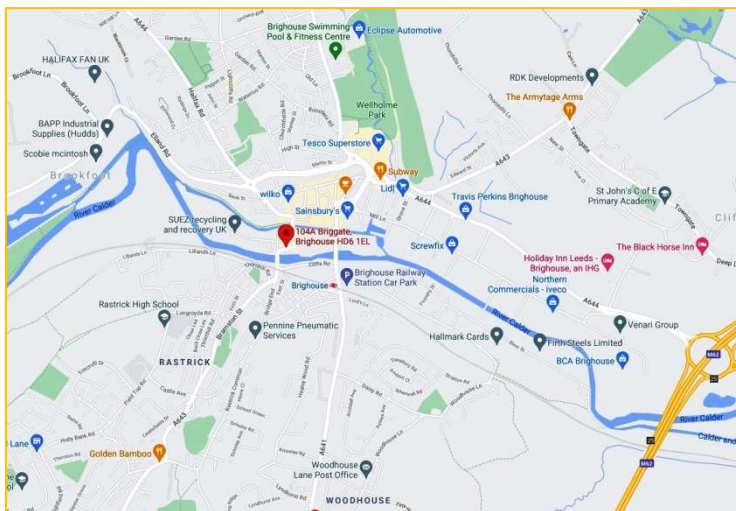
To the rear of the property is a large car park upon which the council have applied to re-site market stalls whilst the current market is redeveloped during the summer of 2024. This should increase footfall in the immediate area. A link detailing this temporary market can be found below:-

<https://www.brighousedeal.co.uk/temporarymarket/>

LOCATION

Brighouse is a large town within Calderdale Metropolitan Council administration, having a town centre with a wide range of local amenities. It is convenient for Halifax town centre which is approximately 4 miles away, and Huddersfield which is approximately 4.5 miles away. It also has good access to the M62 motorway network.

The subject property is positioned in a busy A road location on the edge of the town centre with good prominence and benefitting from high volumes of passing vehicular traffic.



ACCOMMODATION

GROUND FLOOR

Sales Area 31.6m² (340ft²)
WC Facility

OUTSIDE

Car parking is available in close proximity.

RENT

£7,200 per annum (£600 pcm)

RATEABLE VALUE

£5,800

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p (2023/24). It is recommended that the incoming tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

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.

Jonathan J Wilson BSc(Hons) MRICS
Jonathan.wilson@bramleys1.co.uk

George Aspinall
George.aspinall@bramleys1.co.uk

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated on an effective full repairing and insuring basis to incorporate 3 yearly rent reviews.

LEGAL COSTS

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

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: D

bramleys.com/commercial

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 in situ 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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