

# bramleys

COMMERCIAL

# To Let

**Unit 3 Croft Mill  
Albert Street  
Hebden Bridge  
HX7 8AH**

**£20,000  
per annum  
(*Incentives  
Available*)**



## **GROUND FLOOR RETAIL/SHOWROOM ACCOMMODATION**

**110m<sup>2</sup> (1,188ft<sup>2</sup>)**

- Prominent corner position within popular town centre location
- Positioned at the intersection of Albert Street and New Road within the centre of Hebden Bridge
- Good quality showroom accommodation, suitable for a wide range of uses

• RETAIL/OFFICE • INDUSTRIAL • INVESTMENT • LAND

## DESCRIPTION

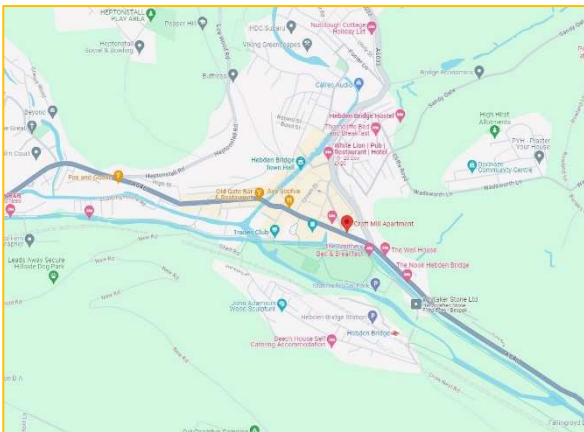
The property comprises the ground floor of this three storey stone built former mill building positioned in the centre of Hebden Bridge.

The sales accommodation extends to 1,188ft<sup>2</sup> and is open plan, and is located in a prominent corner position. It has been occupied as a carpet showroom for a number of years and would be suitable for a wide range of alternative retail and commercial uses, subject to the tenant's requirements and planning permission, where required.

## LOCATION

The property is located in Hebden Bridge which is a market town, approximately eight miles to the west of Halifax in the Calder Valley. Hebden Bridge has a large local centre comprising a range of local shops and is a tourist attraction, being the gateway to the surrounding countryside popular.

Hebden Bridge is located in a valley and therefore much of the housing stock has been built into the hillsides. Hebden Bridge is a very popular residential locality where property enjoys strong saleability. There is a railway station in Hebden Bridge and good access to Halifax, Burnley and Manchester.



## ACCOMMODATION

**GROUND FLOOR** 110m<sup>2</sup> (1,188ft<sup>2</sup>)  
Including:  
Sales Area

**OUTSIDE**  
On-street car parking is available nearby.

**RENT**  
£20,000 per annum  
(Incentives available)

**RATEABLE VALUE & UNIFORM BUSINESS RATE**  
£10,750

Uniform Business Rate of 49.9p/£ (2023/24). It is recommended that the ingoing 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](http://www.voa.gov.uk)

**REFERENCES**  
Prospective Tenants are required to be referenced. 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  
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George Aspinall  
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**LEASE TERMS**  
The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on effective full repairing and insuring terms.

**LEGAL COSTS**  
The ingoing 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** 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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