

bramleys

COMMERCIAL

To Let

58, 58a & 60 North Road
Kirkburton
Huddersfield
HD8 0RW

Rent
£18,500
per annum



FORMER SALON/RETAIL PREMISES

115.44m² (1,243ft²)

- Popular village centre location
- Finished to a good specification
- On-street car parking nearby
- Prominent main road position

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DESCRIPTION

The property comprises a part two storey and part three storey stone built commercial property constructed under a pitched slate covered roof which provides salon/treatment room accommodation to ground, first and lower ground floors.

The accommodation has ground level display frontage with laminate flooring throughout and is finished to a good specification in a condition suitable for immediate occupation for beauty, hair or other salon/treatment room purposes.

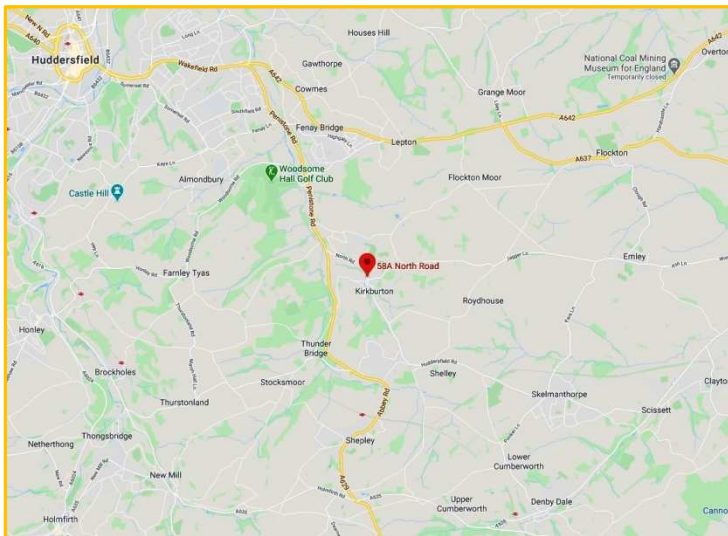
The overall accommodation extends to approximately 1,243ft² and would be suitable for the continuation of its use as a salon or alternative commercial uses, subject to the landlord's approval and planning consent.

LOCATION

The property is positioned in the centre of Kirkburton village in a prominent main road position.

Kirkburton is a popular village amongst local independent businesses providing a range of amenities for residents of the village and surrounding villages.

Kirkburton is approximately 5.5 miles to the southeast of Huddersfield town centre, being accessed via the A629 Penistone Road. The village provides a range of amenities, the majority of which are local independent businesses, in addition to there being a Cooperative convenience store.



ACCOMMODATION

■ LOWER GROUND FLOOR	46.31m ² (498ft ²)
Including: Treatment Rooms Toilet Facilities	
■ GROUND FLOOR	47.41m ² (510ft ²)
Including: Retail Area/Reception	
■ FIRST FLOOR	21.72m ² (234ft ²)
Including: Waiting Area Partitioned Treatment Room	

OUTSIDE

On-street car parking available within close proximity.

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RATEABLE VALUE & UNIFORM BUSINESS RATE

58 North Road - £7,100

58a & 60 North Road - £4,650

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

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.

George Aspinall
George.aspinall@bramleys1.co.uk

Sheraz Muhammad
sheraz.muhammad@bramleys1.co.uk

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: D

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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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