

**7 The Knowl
Mirfield
WF14 9RH**

**Rent: £12,000
per annum**



RETAIL PREMISES

49.75m² (535ft²)

With Basement Stores

34.73m² (374ft²)

- Large double fronted display window
- Recently refurbished to a good modern standard
- Positioned within a popular district centre location with on-street car parking to the front

DESCRIPTION

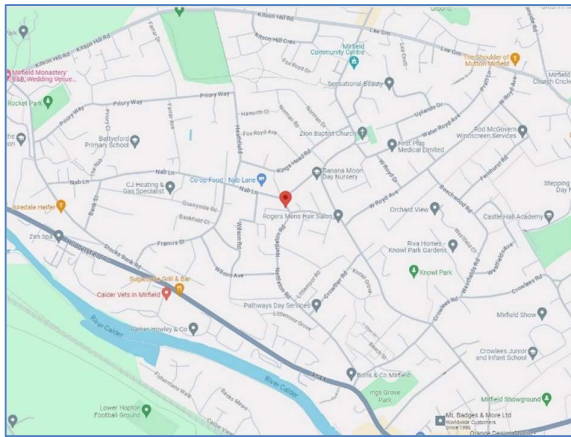
The property comprises the ground floor of a two storey end of terrace property positioned in a parade of similar units in a district centre approximately 0.5 miles from Mirfield town centre.

The property has recently been refurbished to a good modern standard and provides ground floor sales accommodation of 49.75m² (535ft²) with central heating radiators, large double fronted display window, and the additional benefit of storage to the basement, providing a further 34.73m² (374ft²).

The property would suit a variety of retail or professional service businesses and benefits from on-street car parking nearby.

LOCATION

The property is positioned approximately 0.5 miles to the north of Mirfield town centre in a mixed commercial and residential area within a parade of similar properties occupied by local independent businesses. There is a Cooperative convenience store nearby and is easily accessed from Mirfield town centre via Knowl Road.



ACCOMMODATION

GROUND FLOOR

Sales Area	44.84m ² (483ft ²)
Kitchenette	4.91m ² (53ft ²)
WC	

Total Ground Floor 49.75m² (535ft²)

LOWER GROUND FLOOR

Basement Stores	13.77m ² (148ft ²)
Store/Loading Area	20.96m ² (225ft ²)

Total Lower Ground Floor 34.73m² (374ft²)

OUTSIDE

There is on-street car parking to the front.

RENT

£12,000 per annum

RATEABLE VALUE

To be confirmed.

Uniform Business Rate of 49.9p/51.2p/£ (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 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 sole 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 be on effective full repairing and insuring terms and 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 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

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

INVESTMENT • RETAIL • LAND • INDUSTRIAL • OFFICE