

**364 Meltham Road
Netherton
Huddersfield HD4 7EH**

**Rent £9,000
per annum**



BAR/BISTRO PREMISES

42.94m² (462ft²)

- **Former BAR/BISTRO PREMISES** situated in a main road position in a popular village location
- **Parking** to the front
- **Available** for immediate occupation
- **Would suit** a variety of uses, subject to planning

DESCRIPTION

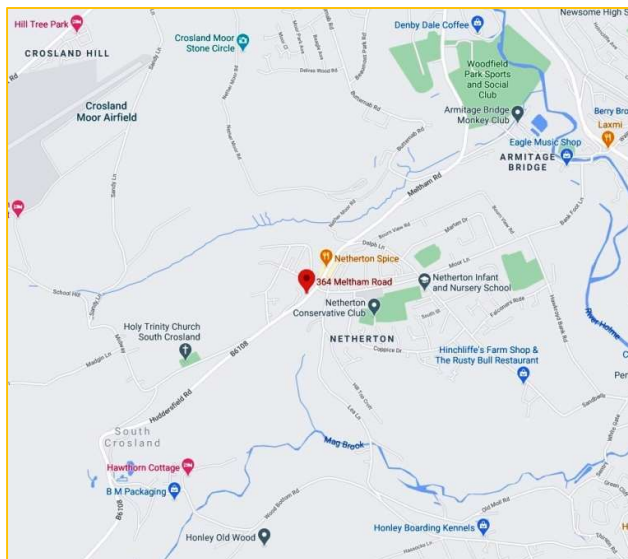
The property occupies the ground floor of this three storey end terraced property which is positioned in the centre of Netherton Village, which is approximately 2½ miles to the south west of Huddersfield Town Centre.

The accommodation extends to 462ft² and used to be a bar/bistro. It also has the benefit of parking to the front of the property along with outdoor seating.

The property is well positioned to attract trade from passing traffic in addition to the local community of Netherton, being a popular residential area situated on the fringe of the Holme Valley. The property is situated next to Nether Dental Practice and the co-operative supermarket.

LOCATION

Netherton is a village that has significantly expanded within the last 20 years and is situated approximately three miles to the south of Huddersfield and has a range of local amenities.



ACCOMMODATION

GROUND FLOOR
Sales Area 42.94m² (462ft²)
Including 2 partitioned rooms

WC Facilities

OUTSIDE

There is parking to the front of the property along with an outside seating area. Additionally, there is an area of land to the side of the property that can be made available to an incoming tenant subject to requirements.

RENT

£9,000 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

£8,300

Uniform Business Rate of 49.9p/£ (2024/25).

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 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 Wilson
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 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: B

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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