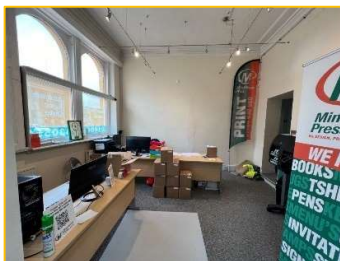


19 Railway Street
Huddersfield
HD1 1JS

Rent
£12,500
per annum



GROUND FLOOR OFFICE/SHOWROOM

103.68m² (1,116ft²) (May Split)

- INCENTIVES AVAILABLE
- Prominent position fronting Huddersfield Railway Station in the business district of the town centre

DESCRIPTION

The property occupies part of the ground floor of this multi-storey, multi-occupied grade 2 listed building situated within the heart of the business district of Huddersfield town centre, immediately opposite the railway station in St Georges Square

It is a location which benefits from being easily found through being opposite the railway station and has on-street car parking and public pay and display car parking within close proximity. The accommodation is divided between front sales/showroom area and rear offices and staff stores/facilities and extends to approximately 1,116ft².

The accommodation would suit a variety of commercial uses, including the continuation for Class E professional services, conversion into quasi retail or a coffee shop, due to the prominence to Huddersfield Railway Station, subject to obtaining the relevant planning consents.

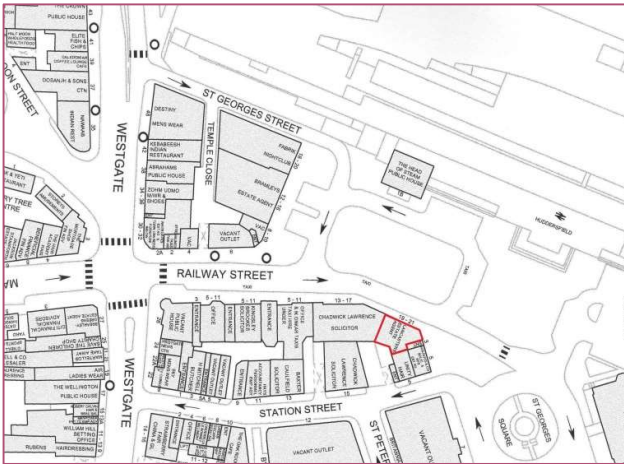
LEGAL COSTS

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

VAT

VAT will be charged on the rent.

EPC ASSET RATING: D



ACCOMMODATION

GROUND FLOOR 103.68m² (1,116ft²)

Including :
Showroom, General Office
3 Private Offices
Kitchen Area and Store

May Split

RENT

£12,500 per annum
INCENTIVES AVAILABLE

RATEABLE VALUE & UNIFORM BUSINESS RATE

£9,700

This will be charged back by the local Rating Office at the 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 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.

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

Sheraz Muhammad
Sheraz.muhammad@bramleys1.co.uk

LEASE TERMS

The premises are offered by way of a new lease for a term to be negotiated on effective full repairing & insuring terms.

The Landlord retains responsibility for the external areas of the building and common parts, with the Tenant being responsible to contribute a proportion of the costs incurred in maintaining the building, the common areas, and heating the building, and the buildings insurance. The Tenants due proportion is 18%.

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

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