

**6 Half Moon Street
Huddersfield
HD1 2JJ**

**Rent: £850
PCM**



GROUND FLOOR RETAIL PREMISES

56.20m² (605ft²)

- **Class E Use**
- **Situated in close proximity to Huddersfield bus station, railway station and student accommodation**

DESCRIPTION

The property comprises the ground floor of a 3 storey traditional constructed building. The ground floor retail premises have been occupied by the previous tenant for over 25 years. The premises would suit a variety of uses under Use Class E which, from September 2020, includes retail shop, café, restaurant and office use.

The property has double fronted display and is located along Half Moon Street, a short walk from Huddersfield bus station and train station, having evening on-street car parking in close proximity and multi-storey car parking above the bus station and Sainsbury's which is also nearby.

In addition, the property is situated in an area having a large proportion of student accommodation occupying the upper floors of nearby buildings fronting onto Half Moon Street, Westgate, St Georges Square and Market Street.

The premises would suit a wide range of restaurant and café occupiers as well as other more traditional retail and office uses, subject to obtaining relevant planning consents.

LEGAL COSTS

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

VAT

VAT will not be charged on the rent.

ACCOMMODATION

GROUND FLOOR 56.20m² (605ft²)

Including :
Sales Area, Rear store and WC

RENT

£10,200 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

£5,300

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 incoming 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.

George Aspinall
george.aspinall@bramleys.com

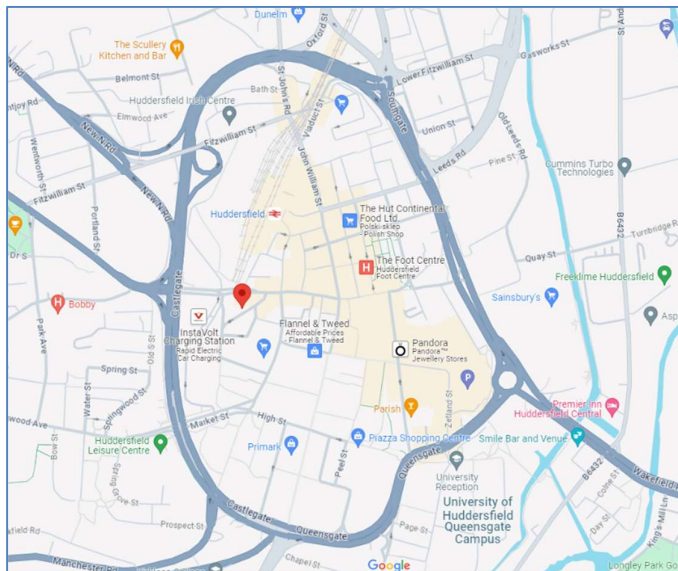
Sheraz Muhammad
sheraz.muhammad@bramleys.com

LEASE TERMS

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

EPC ASSET RATING

C (Expired)



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

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