

**93 Westbourne Road
Marsh
Huddersfield HD1 4LG**

**Rent: £6,500
per annum**



OFFICE/RETAIL PREMISES

30.21m² (325ft²)

- **Prominent main road position**
- **Within the popular suburban retailing district of Marsh**
- **Benefiting from on-street car parking to the front and back**
- **Nearby occupiers include the Cooperative Supermarket, Hadfields Bakery, Subway and Coral Bookmakers**

DESCRIPTION

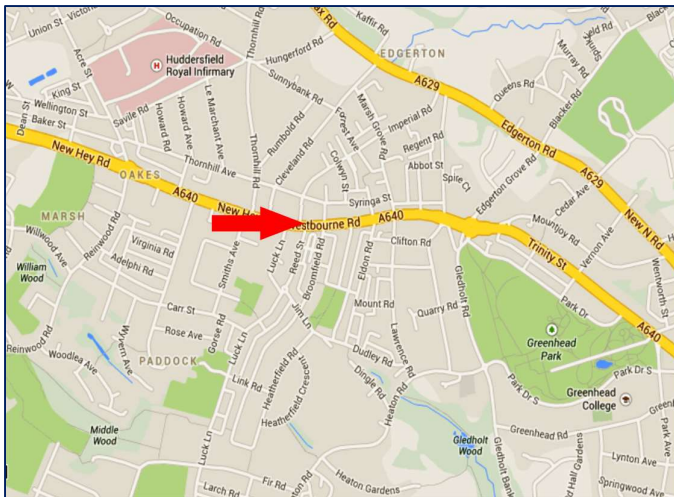
The property comprises a stone built inner-terraced office building providing accommodation on the ground and lower ground floor extending to approximately 30.21m² (325ft²). The premises benefits from CCTV, alarm system and a rear exit for loading and off-loading.

The property has ground level accommodation (270ft²), and has recently been refurbished to a high standard. The premises having timber framed display frontage onto Westbourne Road, benefiting from a high level of vehicular and pedestrian traffic and has on-street car parking to the front.

The property is ideal for a small new business to set up retail/office premises within a popular suburban district location with retail or professional service providers being considered most suitable for the accommodation.

LOCATION

Being situated on the main Westbourne Road, the property is in a well sought after position, approximately 1.5 miles from Huddersfield town centre and a similar distance from Junction 23 of the M62 motorway network. Nearby occupiers include the Cooperative, Coral Bookmakers, Hadfields Bakery, KFC and Subway, with Marsh being a popular suburban district location for the local community to benefit from the amenities provided.



ACCOMMODATION

■ Basement	5.14m ² (55ft ²)
Store plus WC	
■ Ground Floor	25.07m ² (270ft ²)
Office	
TOTAL	30.21m² (325ft²)

OUTSIDE

On-street car parking to the front and back of the property.

RENT

£6,500 P/A

RATEABLE VALUE AND UNIFORM BUSINESS RATE

£6,400

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 or exemption by visiting the Valuation Office website at www.voa.gov.uk

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated on effective full repairing on insuring terms to incorporate 3 yearly rent reviews..

LEGAL COSTS

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

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

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VAT

VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: D (expired April 2024)

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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