

# bramleys

COMMERCIAL

# To Let

**8A Market Street  
Heckmondwike  
WF16 0JU**

**Rent £100  
per week**



## TOWN CENTRE RETAIL PREMISES

**38m<sup>2</sup> (409ft<sup>2</sup>)**

- Situated within a parade of similar units on the outskirts of Heckmondwike town centre along the main Market Street which links Heckmondwike with Dewsbury
- Within walking distance of Morrisons supermarket
- Free on-street car parking within close proximity

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## DESCRIPTION

The property comprises a single storey retail unit situated within a parade which are of brick construction under a conventional pitched roof.

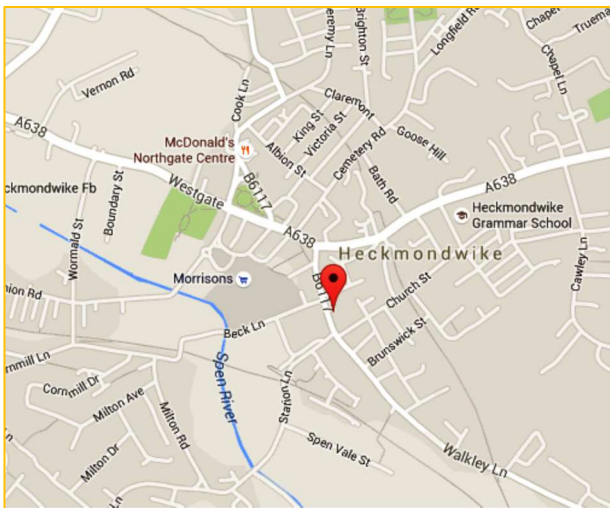
The available unit extends to 409ft<sup>2</sup> and occupies a prominent main road position on the fringe of Heckmondwike town centre on Market Street which links the town centre with Dewsbury Moor.

The premises have the benefit of on-street car parking within close proximity, in addition to being situated within walking distance of the post office and Morrisons supermarket.

The unit has good display frontage and has been refurbished to a good standard incorporating security shutters, and would suit all types of retailing or professional service providers, subject to obtaining relevant planning consent.

## LOCATION

Heckmondwike is a small market town in the Heavy Woollen District which has a local centre having a range of shops and a supermarket. There is a range of schools and other facilities in Heckmondwike, which is convenient for access to the other principal towns in the Heavy Woollen District of Huddersfield, Leeds, Bradford and Halifax.



## ACCOMMODATION

Unit 8a 38m<sup>2</sup> (409ft<sup>2</sup>)

Including Sales Shop & Rear Store & WC

## RENT

£100 per week

## RATEABLE VALUE & UNIFORM BUSINESS RATE

Unit 8A £3,100

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.1p (2023/24). 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](http://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 J Wilson BSc(Hons) MRICS

[Jonathan.wilson@bramleys1.co.uk](mailto:Jonathan.wilson@bramleys1.co.uk)

George Aspinall

[George.Aspinall@bramleys1.co.uk](mailto:George.Aspinall@bramleys1.co.uk)

## LEASE TERMS

The properties are offered by way of new leases for term to be negotiated on effective full repairing and insuring leases to incorporate 3 yearly rent reviews.

## LEGAL COSTS

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

## VAT

VAT is not chargeable on the rent.

**EPC ASSET RATING:** To be reassessed.

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## 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](mailto:commercial@bramleys1.co.uk)

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