

2nd Floor, Central Buildings
Town Hall Street,
Sowerby Bridge
HX6 2QD

Rent £8,000
per annum



SECOND FLOOR OFFICE SUITE

104.44m² (1,124ft²)

- Prominent building positioned in Sowerby Bridge town centre, in close proximity to on street car parking and the train station
- Partly open plan accommodation, having suspended ceilings and trunking for data cabling
- Immediately available for office or other uses subject to planning

DESCRIPTION

The available premises comprise the second floor of this prominent three storey stone built commercial building positioned adjoining the River Calder in the centre of Sowerby Bridge.

The offices are accessed via a courtyard from Hollins Mill Lane and have the benefit of suspended ceilings, trunking for data cabling and electric heaters. The accommodation is largely open plan and extends to 1,124ft² including reception and office and benefits from excellent views over the River Calder.

LOCATION

The building is positioned close to the corner of Town Hall Street and Hollins Mill Lane, in the centre of Sowerby Bridge. The building adjoins the river Calder in what is a pleasant position for office use. Sowerby Bridge is a principal town within the Calder Valley approximately 2 miles to the south-west of Halifax Town Centre and benefits from having on street car parking near-by and is within walking distance of the train station which is on the Calder Valley line.



ACCOMMODATION

■ SECOND FLOOR 104.44m² (1124ft²)

Including reception office, meeting room, general office and kitchen

OUTSIDE

The property is near to on street car parking and within walking distance of the train station and all local amenities provided by the town.

RENT

£8,000 per annum

RATEABLE VALUE

£3,750

UNIFORM BUSINESS RATE

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/£ (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

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.

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 sole Agents.

George Aspinall

George.aspinall@bramleys1.co.uk

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

D.

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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