

TO LET EXTENSIVE NURSERY/ CHILDCARE PREMISES

Eddisons



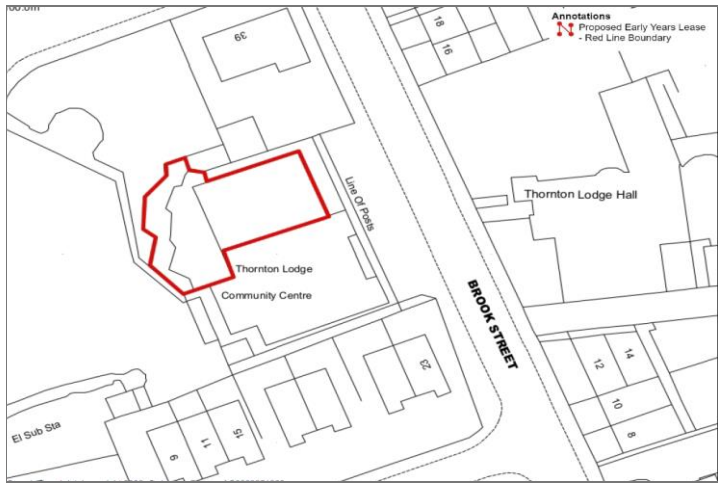
THORNTON LODGE COMMUNITY CENTRE, BROOK STREET, THORNTON LODGE, HUDDERSFIELD, HD1 3JW

RENTAL - £25,000 PER ANNUM EXCLUSIVE

- Only available to nursery/childcare operators.
- Self-contained and secured premises.
- Restricted PAC entry system.
- Demised parking available.
- Deadline for bids 19 April 2024.

AVAILABLE SPACE

225.66m² (2,429sq ft)



LOCATION

The subject premises is located on Brook Street in a predominately residential area being adjacent to Thornton Lodge Hall and Brook Street Medical Centre.

The property is c1 mile from Huddersfield town centre and c0.4 miles from Lockwood train station.

DESCRIPTION

The property comprises of a single storey nursery/ childcare premises being under a pitched tiled roof.

The premises provides 2 playrooms, kitchen area, staff office and WC facilities as well as additional stores.

The property benefits from restricted PAC entry system, double glazed windows, suspended ceilings and gas central heating.

The overall approximate GIA is 2,429sq.ft.

Externally the property provides car parking at the front of the building and outdoor play area at the rear.

For information regarding the local childcare market visit www.kirklees.gov.uk/childcaresufficiency.



RATEABLE VALUE

Description / Surgery and Premises
Rateable value / £15,750

EPC

The property has an Energy Performance Asset rating of E. Further information is available on request.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available to let on a new full repairing and insuring lease on terms to be agreed.

Rental of £25,000 per annum exclusive.

Deadline for bids **19 April 2024**.

LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
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SUBJECT TO CONTRACT
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