

# BOULTONS



## Town End

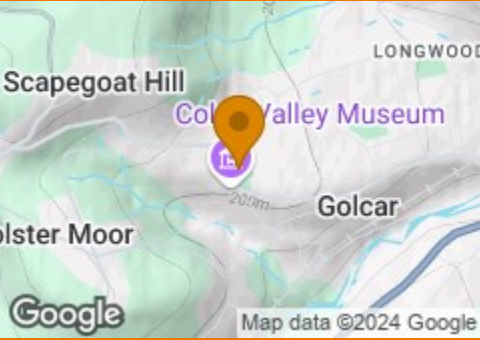
Golcar, Huddersfield, HD7 4QD

£10,000 Per Annum



Terrain Map

Hybrid Map



Floor Plan



## Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating 24A



CHARTERED SURVEYORS



AUCTIONEERS



ESTATE AGENTS



VALUERS



LETTING AND MANAGEMENT SPECIALISTS

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# Town End

Golcar, Huddersfield, HD7 4QD

£10,000 Per Annum

£15,000, or your business only uses one property - you may still be able to get relief if you use more" See this link for more information: <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

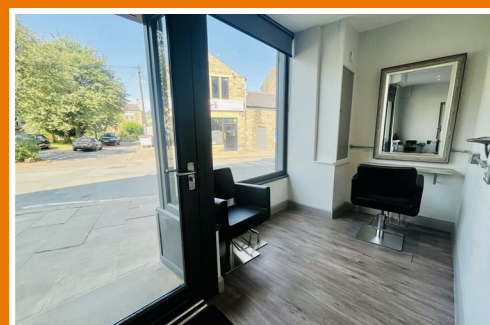
EPC Rating A24

### RATEABLE VALUE

Current rateable value from 1 April 2023 to present is £9700

### APPLICATIONS

Once terms are agreed the proposed tenant will be required to go through Boultons referencing procedure. Applications are subject to a fee of £240 including VAT and any application needs to be in writing to [sales@boultonsestateagents.co.uk](mailto:sales@boultonsestateagents.co.uk)



A SUPERB commercial property located in the heart of Town End, Golcar. This property is EXTREMELY WELL FITTED OUT as hairdresser, nail bar and beauty salon. It offers an incredible opportunity to be part of a bustling village center within a thriving community. Situated on a prominent high street within the conservation area and presented in a SLEEK and STYLISH fashion, surrounded by other independent businesses, making it the perfect location to establish or expand your own venture.

Whether you are looking to start a new business or relocate an existing one, this property offers the ideal setting to thrive and grow. Don't miss out on the chance to be part of this vibrant community and make your mark in this prime location.

### ACCOMMODATION

All laid out on one ground floor level. The spacious interior provides salon areas, beautician/nail massage rooms, and a w.c. Potentially let based on the asking rent and subject to contract and further negotiation with all the existing fixtures, fittings and contents already in situ.

### HAIRDRESSING AREA

11'9" max x 6'9"18'9" x 20'10"

A timber framed, double glazed door leads into the salon area with two large picture windows positioned to the front elevation allowing excellent levels of natural light to flood into this area and would also provide excellent display windows. Above the door is a Fujitsu "year round" air conditioning unit with hot and cold settings. Presented in a light, bright and stylish colour scheme with contemporary work stations, wall mounted, Mira electric shower over a hair basin, Nordic grey laminate floor covering and spotlighting within the ceiling. Concealed within a cupboard units is the electricity meter and fuse board.

### NAIL TECH AREA

8'9" x 6'9" max

### TREATMENT ROOM 1

9'3" x 5'9"

Accessed via a contemporary grey internal door with a continuation of the Nordic grey style laminate flooring continued, power points, spotlights and high gloss grey cupboard storage unit.

### TREATMENT ROOM 2

9'3" x 5'11"

Accessed via a contemporary grey internal door with a continuation of the Nordic grey style laminate flooring continued, power points, spotlights and high gloss grey cupboard storage unit.

### WC

6'7" x 3'3"

With vanity hand wash basin with mixer tap, low flush wc, part tiled splashbacks in a white salt glazed brick style and the Nordic grey laminate floor covering.

### LEASE INFORMATION

Five year full repairing and insuring lease (interior and shop front) or multiples thereof with rent reviews no sooner than the 2nd year is the proposal and subject to contract.

### LEGAL FEES

The in-going tenant is to be responsible for the Landlord's costs in respect of the preparation of the lease and its counterpart.

### RV & AREA

Ground floor retail zone A equals circa 32 m2.

"Small business rate relief: You can get small business rate relief if: your property's rateable value is less than

