



BOULTONS

BOULTONS
Established 1839
TO LET
RETAIL PREMISES
01484 515029

MA'S BEAUTY SALON 
0123 98632



£5,000

Long Lane Dalton Huddersfield HD5 9LL

121 Long Lane, Dalton, Huddersfield, HD5 9LL

Former beauty salon premises in this well known and well established parade of local shops serving a densely populated local community.
Situating on a busy main road with a lay-by to the front, parking to the rear and garage.
With a steady flow of local and passing trade, the premises are suitable for a variety of users, subject to the appropriate consents.

ACCOMMODATION

SHOP

16'6" x 14'8" (5.03 x 4.49)
Set out as a beauty salon with base units and worktop surfaces. Electronic security shutters.
The shop area amounts to 22.63 sq m (243 sq ft)

REAR STORAGE

13'2" x 7'3" (4.03 x 2.22)
With sink unit and separate WC.
Storage area amounts to 8.93 sq m (96 sq ft).

Access to rear parking area for loading.

GARAGE

RATEABLE VALUE

The current RV is £4,100.
Small business rate relief is available if the premises have RV below £15,000.

LEGAL COSTS

The in-going tenant will be responsible for the landlord's legal costs in respect of the preparation of the lease and its counterpart.

LEASE INFORMATION

Three or five year internal repairing and insuring lease, including shop front and glass.

APPLICATION PROCESS

Applications in writing to sales at Boultons.

Once terms are agreed (subject to contract) the proposed tenant will be required to undertake a referencing procedure where heads of terms are prepared and credit and ID checks are made. Subject to a referencing fee of £240 incl VAT.

AGENTS NOTES

The last use was as a beauty salon but it was a butcher's shop for many years.

Directions

Leave Huddersfield town centre on the A629 Wakefield Road, after approximately 1 mile bear left onto Broad Lane, after 200m the road name changes to Long Lane where the premises can be found highlighted by our To Let board.

