



BOULTONS



£550 Per Month

Meltham Road Netherton Huddersfield HD4 7EX

334 Meltham Road, Netherton, Huddersfield, HD4 7EX

A charming and characterful shop located on the main parade within the centre of this bustling village. Recently used as a tea room and in the main all laid out on one ground floor level with useful cellars providing ancillary accommodation to support the principle shop/retail space. With a Yorkshire stone flagged floor, inglenook style fire place, and open plan kitchenette style arrangement within the main seating area/retail space.

GROUND FLOOR

SHOP AND KITCHEN

19'3" x 15'9" (5.87 x 4.80)

Main retail area:

Featuring a stone flagged floor, exposed stone feature fire place, former staircase now display shelving, two large PVC double glazed window to the front elevation, provision for lighting.

Kitchen area:

Open plan to the principle space and fitted with a range of wall and base units, serving counter/worktops, two inset sink units,

At lower ground floor level are generous keeping cellars and a w.c.

TERMS

To let by way of internal only repairing lease subject to a minimum term of 1 year.

USE

F.2 or E but potential tenants should make their own enquires to the local authority for future use classes.

RATES

The Rateable Value is published at £5900. Interested parties should satisfy themselves with regard to all Planning and Rating matters direct with Kirklees Metropolitan Council on (01484) 221000.

YOU MAY BE ENTITLED TO SMALL BUSINESS RATES RELIEF. SEE THIS WEBSITE FOR MORE INFO: <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>.

LEGAL COSTS

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

EPC RATING B

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

Directions

From Huddersfield take the A616 down Chapel Hill and continue straight on to B6108 Meltham Road, following the road all the way to Netherton Village Centre. The property will be found on the right hand parade of shops.