

TO LET

22 TOWN END

Golcar, Huddersfield HD7 4QD



RETAIL PREMISES

34.13m² (368ft²)

- Popular village centre location
- In close proximity to free public car parking
- Adjoining the village post office and opposite the Cooperative convenience store

T. **01484 530361**
www.bramleys.com

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RETAIL PREMISES

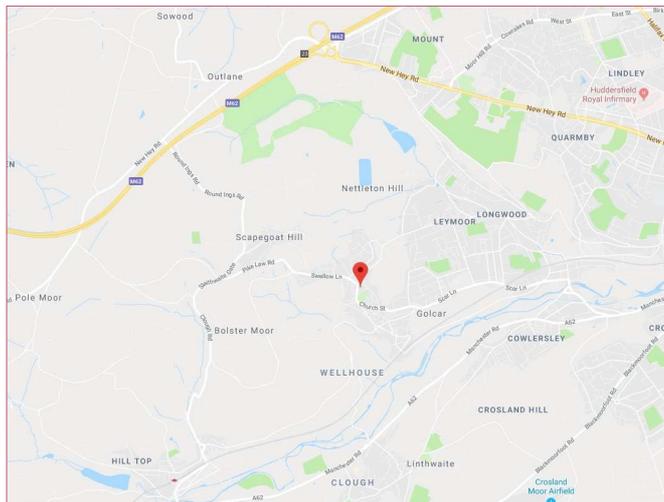
The property comprises a two storey stone built commercial building providing ground floor sales accommodation with further sales accommodation at first floor, in addition to storage and a wc.

The property is positioned along the main road through Golcar village centre, having on-street car parking to the front with the public car park positioned opposite and having the village post office and Cooperative convenience store situated nearby.

Golcar is a popular village location with a high density of living accommodation utilising the village centre for local amenities.

The property would suit a variety of retail uses, including hot food takeaway uses, subject to obtaining relevant planning consents.

The accommodation extends to 37.3m² (402ft²) having good display frontage and being prominently positioned within the village centre.



ACCOMMODATION

GROUND FLOOR

Sales Area 17.93m² (193ft²)

FIRST FLOOR

Sales Area 16.20m² (175ft²)

Storage
WC

Total 34.13m² (368ft²)

OUTSIDE

There is on-street car parking to the front and a public car park within close proximity.

RENT

£550 pcm (£6,600 per annum)

RATEABLE VALUE & UNIFORM BUSINESS RATE

£4,100

This will be charged back by the local Rating Office at the Uniform Business Rate of 46.6p (2017/18). 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

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 Agents.

LEASE TERMS

The property is offered by way of a new lease for a term of 3 years or multiples thereof to incorporate 3 yearly rent reviews, with the premises being let on full repairing and insuring terms.

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 recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: F

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

CONTACT

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