

TO

LET / (May Sell)

10 BURN ROAD

Birchenclyffe, Huddersfield HD3 3BT



DETACHED RETAIL UNIT/OFFICE PREMISES

20.95m² (226ft²)

- Suitable for a variety of retail or destination business uses, including hairdressing salons, beauticians or hot food uses, subject to planning
- On street car parking available
- Within easy reach of the popular villages of Lindley, Marsh and Edgerton
- Available for immediate occupation

T. **01484 530361**

www.bramleys.com

10 BURN ROAD, BIRCHENCLIFFE, HUDDERSFIELD

DETACHED RETAIL UNIT/OFFICE PREMISES

The property comprises a single storey detached brick built retail building constructed under a pitched slate roof and having a PVCu shop front.

The property extends to 20.95m² (226ft²) and is available to let immediately, following completion of legal formalities.

The property has on-street car parking to the front and includes an area of land to the rear. It is positioned in a predominantly residential area just off the main A629 Halifax Road close to the Ainley Top roundabout and Junction 24 of the M62 motorway network. It would accordingly be suitable for a variety of destination retail uses due to its accessibility and the availability of car parking on-street nearby.

In addition, the Landlord would consider a sale of the property which would present an excellent opportunity to acquire freehold commercial premises for owner occupation, investment or development purposes in a popular and accessibility location which is due to being subject to the development of a large number of residential properties nearby.

ACCOMMODATION

GROUND FLOOR 20.95m² (226ft²)
Sales Area
With rear entrance and WC

OUTSIDE

On-street car parking to the front and grassed area to the rear.

RENT

£100 per week (£5,200 per annum)

PRICE

On application

RATEABLE VALUE & UNIFORM BUSINESS RATE

£2,050

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 incoming 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

TENURE

Freehold

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 to be negotiated on an effective full repairing and insuring basis to incorporate 3 yearly rent reviews.

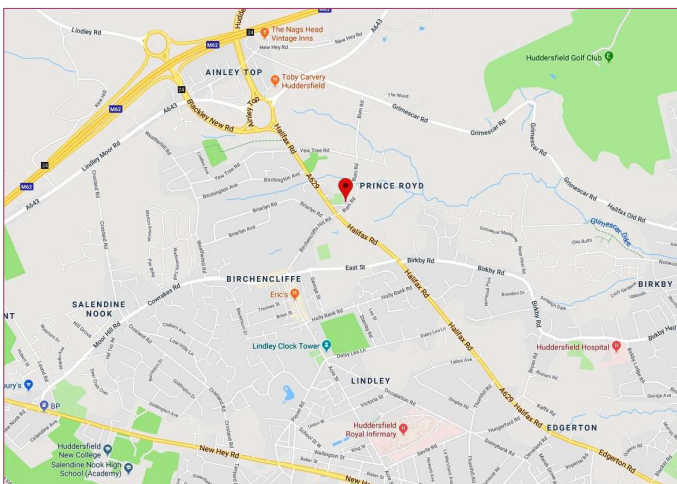
LEGAL COSTS

The incoming tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: N/A



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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