

TO LET

88 GEORGE STREET

Milnsbridge, Huddersfield HD3 4JD



FORMER TAKEAWAY PREMISES

64.57m² (695ft²)

Plus Basement

- Positioned within the centre of Milnsbridge close to high density housing and a short distance from the Aldi supermarket
- On-street car parking available nearby
- Approximately 3 miles to the west of Huddersfield town centre

T. **01484 530361**

www.bramleys.com

88 GEORGE STREET, MILNSBRIDGE, HUDDERSFIELD

TAKEAWAY PREMISES

The property comprises the ground floor and basement of this two storey stone built property situated in the centre of Milnsbridge in close proximity to the Aldi supermarket and close to the intersection with Market Street which is the main commercial street running through Milnsbridge.

The property has most recently been used as a hot food takeaway and presents an excellent opportunity for a takeaway operator to establish a new business in a popular area.

The premises extend to 695ft² and are available on terms to be negotiated.

Milnsbridge is positioned approximately 3 miles to the west of Huddersfield town centre along the Manchester Road within the Colne Valley and is a well established commercial and industrial centre.

ACCOMMODATION

GROUND FLOOR

Retail premises

64.57m² (695ft²)

LOWER GROUND FLOOR

Basement stores

RENT

£6,000 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

To be assessed

This will be charged back by the local Rating Office at the Uniform Business Rate of 48p/49.3p (2018/19). 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

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.

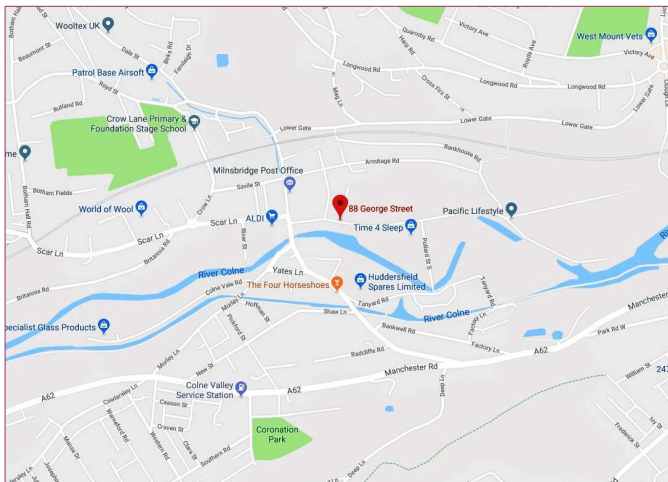
LEGAL COSTS

The 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 recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: TBC



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 in situ 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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