

TO LET

80A MARKET STREET

Milnsbridge, Huddersfield HD3 4HT



RETAIL LOCK UP SHOP

16.72m² (180ft²)

WITH BASEMENT

31.03m² (334ft²)

- Double fronted display window
- Well established district centre location

T. **01484 530361**

www.bramleys.com

80A MARKET STREET, MILNSBRIDGE, HUDDERSFIELD

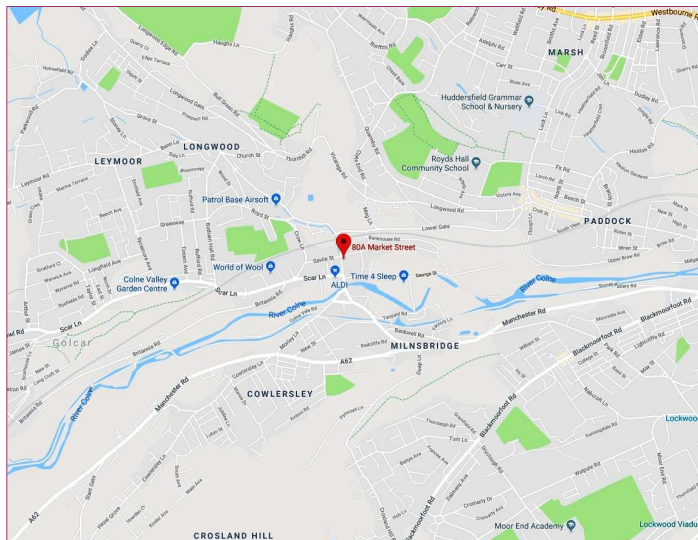
RETAIL LOCK UP SHOP

The property comprises the ground floor of this three storey inner terrace mixed use property situated within the centre of Milnsbridge. The premises provide ground floor sales accommodation extending to 180ft², having a timber framed double fronted display window and access to 334ft² of basement storage.

The premises are positioned in the main retailing parade of Milnsbridge centre a short distance from the Aldi supermarket in what is a well-established retailing position for local independent retailers benefiting from the trade provided by the residential communities of Milnsbridge, Golcar, Longwood and Paddock.

The premises are immediately available to lease on terms to be agreed and would suit a variety of retail or beauty uses, subject to the landlord's consent and planning.

Milnsbridge is positioned along the Colne Valley approximately 3 miles to the west of Huddersfield town centre, a short distance from the main A62 Manchester Road, and is accordingly accessible for Huddersfield town centre, all areas along the Colne Valley and Junctions 23 & 24 of the M62 motorway network.



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

ACCOMMODATION

GROUND FLOOR

Sales Area 16.72m² (180ft²)

BASEMENT

Stores 31.03m² (334ft²)
Storage
WC

Total 47.75m² (514ft²)

OUTSIDE

There is on-street car parking in close proximity.

RENT

£75 per week

RATEABLE VALUE & UNIFORM BUSINESS RATE

£2,800

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

CONTACT

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