

TO LET

8-10 SMITHIES LANE
Birstall WF17 9EB



GROUND FLOOR OFFICE SUITE

38.09m² (410ft²)

- Town centre position
- On street car parking in close proximity
- Night storage heaters

T. 01484 530361

www.bramleys.com

8-10 SMITHIES LANE, BIRSTALL

GROUND FLOOR OFFICE SUITE

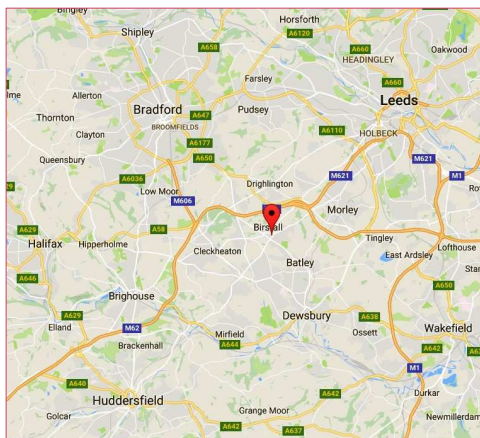
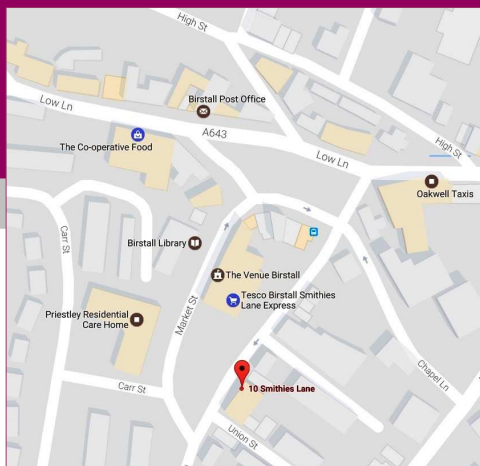
The accommodation comprises the ground floor of this two storey stone built mixed use property situated within Birstall town centre.

The offices extend to 38.09m² (410ft²), having the benefit of PVCu double glazing and night storage heaters.

The premises provide good quality ground floor offices close to local amenities, being positioned opposite the Tesco Xpress and close to the town library.

Birstall is a popular market town situated just off Junction 27 of the M62 motorway network, having a thriving town centre with a wide range of local independent and regional and national occupiers.

The property would suit a new business start up or existing business seeking private self contained accommodation in an accessible location with car parking in close proximity.



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 38.09m² (410ft²)

Including:-
Reception Office
Private Office
Store
WC

OUTSIDE

The is on street car parking in close proximity.

RENT

£4,500 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

£3,350 from 1 April 2017

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

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

EPC ASSET RATING: E

CONTACT

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