

**31 Market Street  
Milnsbridge  
Huddersfield HD3 4ND**

**Rent £10,500  
per annum**



## RETAIL/OFFICE PREMISES

**56.39m<sup>2</sup> (607ft<sup>2</sup>)**

- Prominent position within centre of Milnsbridge
- On-street car parking available to front
- Suitable for a variety of retail, office or alternative purposes, subject to planning
- Approximately 3 miles to the west of Huddersfield town centre

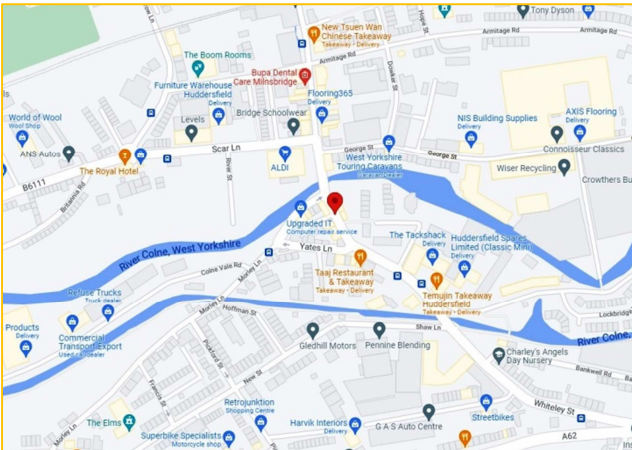
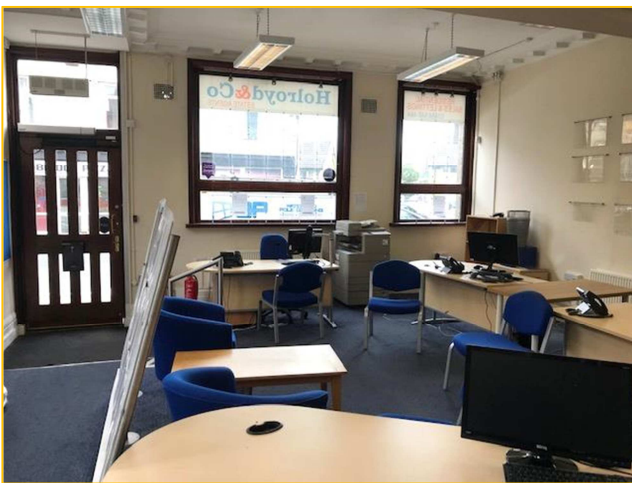
## DESCRIPTION

The property comprises a former banking hall premises which extends to 607ft<sup>2</sup> and provides open plan accommodation with display windows to Market Street. The property was most recently used for an estate agency and would suit continuation of this use or alternative office or retail uses subject to prior approval.

The property occupies the ground floor of this two storey building, benefiting from gas central heating and is available for immediate occupation.

## LOCATION

Milnsbridge is a popular district centre positioned approximately 3 miles to the west of Huddersfield town centre along the Manchester Road within the Colne Valley accommodating mainly local independent retailers. The premises are positioned a short distance from the Aldi supermarket and associated car parking.



## ACCOMMODATION

### GROUND FLOOR

56.39m<sup>2</sup> (607ft<sup>2</sup>)

Including:-  
Sales Area  
Kitchenette  
WC

### OUTSIDE

There is on-street car parking to the front.

### RENT

£10,500 per annum

### RATEABLE VALUE & UNIFORM BUSINESS RATE

£6,000

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p (2021/22). 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](http://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.

Jonathan J Wilson BSc(Hons) MRICS

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Jonathan Uttley

[Jonathan.uttley@bramleys1.co.uk](mailto:Jonathan.uttley@bramleys1.co.uk)

### LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on effective 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

# bramleys.com/commercial

## 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

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