

**177 High Street
Heckmondwike
WF16 0DY**

**Rent £100
per week**



RETAIL UNIT

31.03m² (334ft²)

- Busy main road position with good footfall
- Successful former barber shop for 13 years
- Gas supply with central heating

DESCRIPTION

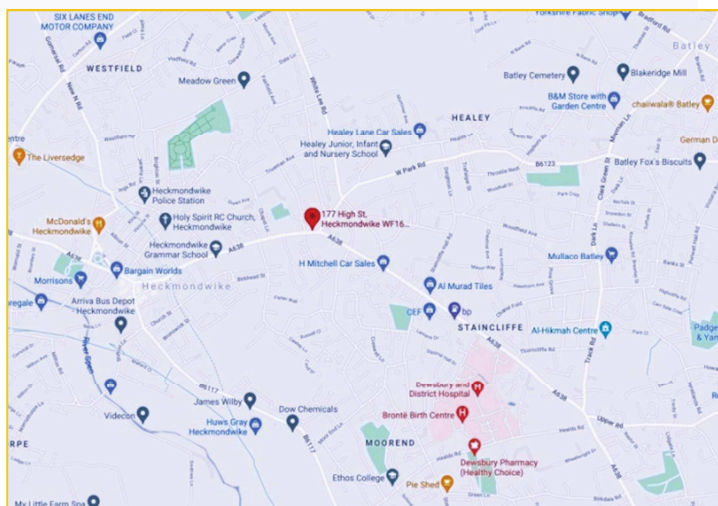
Offered to let is this former barbers shop situated on a busy main road position with parking to the front. The property is of brick construction with a flat roof and benefits from gas central heating and good frontage.

The property can either be used as a continuation of its existing use or is suited to other potential occupiers subject to obtaining the relevant planning consents.

LOCATION

The property is situated a short distance from Heckmondwike town centre on a busy main route through to Dewsbury, Batley and surrounding areas.

Heckmondwike is a small market town in the Heavy Woollen District which has a local centre having a range of shops and a supermarket. There is a range of schools and other facilities in Heckmondwike, which is convenient for access to the other principal towns in the Heavy Woollen District of Huddersfield, Leeds, Bradford and Halifax. Heckmondwike has developed a diverse economic base and there are both heavy and light industrial land uses in the town.



ACCOMMODATION

GROUND FLOOR

Retail Area 31.03m² (334ft²)
Including WC & Kitchenette

RENT

£100 per week.

RATEABLE VALUE

£2,475

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

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

Jonathan.wilson@bramleys1.co.uk

Jonathan Uttley

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

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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

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

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