



**barkerproudlove**  
retail property consultants

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HIGH STREET PROPERTY / CLASS E  
10-12 Bradford Road, Brighouse, HD6 1RW



**TO  
LET**

**Rental: £25,000 PAX**

**Total Floor Area**

**2,188 Sq ft / 202.3 Sq M**

**Viewing strictly through the sole agent.**

Barker Proudlove

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**In partnership with:**





**Location:**

Brighouse is a town within the Metropolitan Borough of Calderdale, in West Yorkshire. It is situated approximately 2km from junction 25 of the M62, 6km east and north of Halifax and Huddersfield respectively.

The subject property is situated on Bradford Road, which meets with Commercial Street to the north, and Bethel Street to the south. Bradford Road is an established retail pitch within the town, attracting a range of independent operators.

The mid-terrace the former bank comprises basement and ground floors. To the ground floor is the main banking/retail area, meeting room, staff room and toilets. Basement includes strong room, boiler room and store.

**Areas:**

The premises have the following approximate areas and dimensions:

Floor Areas	Sq m	Sq ft
<b>Basement:</b>	94.10	1,013
<b>Ground Floor:</b>	109.20	1,175
<b>Total:</b>	203.30	2,188

**Tenure:**

Available on a new FRI lease for a term to be agreed.

**Rent:**

At a rent of £25,000 per annum exclusive.

**Business Rates:**

The premises currently has a Rateable Value of £13,250. For further details contact Gov.uk or visit the Business Rates department of the Local Authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

**EPC:**

Energy Performance Asset Rating - C.

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

September 2023

*In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.*

