

HIGH STREET PROPERTY / CLASS A2
16 Bradford Road, Brighouse HD6 1RW



Rent: £27,500 PA
Ground Floor Area
1,451 Sq ft / 135 Sq M

LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

Brighouse is town within the Metropolitan Borough of Calderdale, West Yorkshire. The town is situated approximately 6km miles east and north of Halifax and Huddersfield, respectively.

The subject property is situated on Bradford Road which meets Commercial Street to the North. The established pitch includes a number of national banks and retailers including Natwest, M&Co and Hartley's.

Demise:	Sq Ft	Sq M
Ground Floor	1451	134.80
First Floor	997	92.62

Rent:

The passing rent is £27,500 per annum.

Tenure:

The premises are currently held on a Full Repairing and Insuring lease which expires on 18/08/2021. The lease is available by way of assignment or sub-letting.

Business Rates:

The premises currently has a rateable value of £30,000.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

EPC:

Energy Performance Asset Rating - TBC

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:

July 2020

Subject to Contract

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