

85 Lidget Street
Lindley
Huddersfield HD3 3JR

Rent
£11,500
per annum



GROUND FLOOR RETAIL/OFFICE PREMISES

41.96m² (452ft²)

WITH LOWER GROUND FLOOR TREATMENT AREA

21.95m² (236ft²)

- On-street car parking
- Good display frontage
- Very popular location

DESCRIPTION

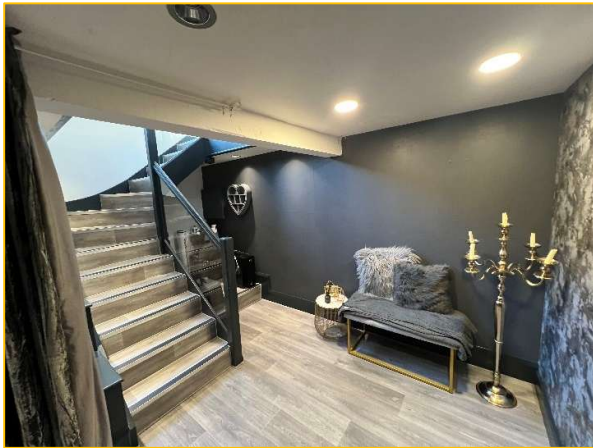
The accommodation extends to 63.91m² (688ft²), having formerly been a hair salon and offering a great opportunity to lease premises within a highly sought after location.

Lindley is a village centre situated approximately 2.5 miles to the northwest of Huddersfield town centre, and accommodates a range of local independent retailers, hairdressing salons, restaurants and bars, satisfying the retail requirements of local residents including the areas of Lindley, Birchencliffe and Marsh.

The availability of the premises provides an excellent opportunity for an existing business or new start-up business to lease premises within a popular village centre location.



Ground Floor



Lower Ground Floor

ACCOMMODATION

GROUND FLOOR

Sales area 41.96m² (452ft²)

LOWER GROUND FLOOR

Treatment room 21.95m² (236ft²)

OUTSIDE

There is on-street car parking available to the front of the property.

RENT

£11,500 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

£9,700

Uniform Business Rate of 49.9p/55.5p/£ (2024/26). 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 be referenced. 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@bramleys.com

George Aspinall

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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: C (Expired)



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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 in situ 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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