

bramleys

COMMERCIAL

To Let

**Former Public House
George Street
Kirkburton
Huddersfield HD8 0SF**

**Rent £14,000
per annum**



**FORMER PUBLIC HOUSE PREMISES
SUITABLE FOR RETAIL, RESTAURANT, OFFICE OR
BEAUTY USE, SUBJECT TO OBTAINING RELEVANT
PLANNING CONSENTS**

227.33m² (2,447ft²)

- Available for an occupier to refurbish to their required standard, or following refurbishment by the landlord
- Popular village centre location and in a prominent main road position
- Sale of alcohol will not be permitted on the premises

INVESTMENT • LAND • RETAIL • INDUSTRIAL • OFFICE

DESCRIPTION

The property comprises a substantial two storey stone built former public house which provides accommodation over two levels with the ground floor providing 1,406ft² and the first floor 1,041ft². The property is available as a whole, or the owner would consider splitting to provide accommodation to meet the requirements of prospective occupiers.

In its current form, the property would suit a wide range of restaurant, retail or office uses, and would also split to provide 2 ground floor retail units of approximately 700ft² each. The sale of alcohol will not be permitted on the premises.

The accommodation would be finished to a modern specification and has the benefit of on-street car parking to the front and a small courtyard to the rear.

LOCATION

The property is located on George Street, which is a continuation of North Road in the village centre of Kirkburton which is a village positioned approximately 8 miles to the south of Huddersfield town centre. This is a popular village location with a wide range of local independent businesses, including hairdressers, beauty salons, estate agencies and restaurants. It is accessible for the surrounding villages, including Shelley, Shepley and Skelmanthorpe and accordingly is well positioned to generate trade from the local community.



ACCOMMODATION

GROUND FLOOR

FIRST FLOOR

OUTSIDE

There is on-street car parking available to the front and a courtyard area to the rear.

RENT

£14,000 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

To be reassessed

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.1p/50.4p (2019/20).

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 accommodation is offered as a whole or in parts subject to the incoming tenants requirements and will be available on lease terms of 3 years or multiples thereof on effective full repairing and insuring terms to incorporate 3 yearly rent reviews.

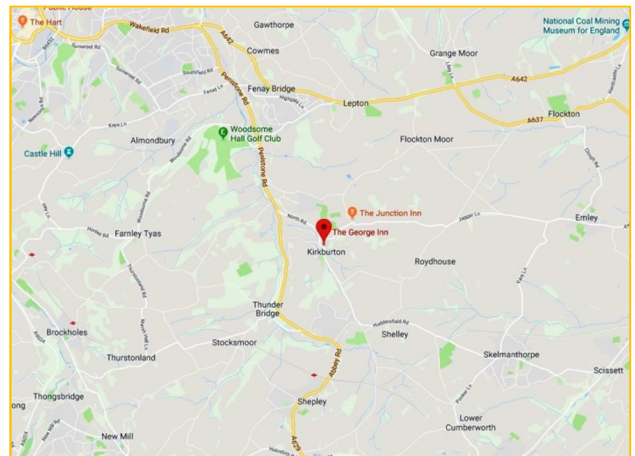
LEGAL COSTS

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: D



[bramleys.com/commercial](https://www.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 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

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

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