

TO LET

Unit 3
25-27 King Street
Brighouse
HD6 1NX



Location

The subject property is located in the heart of Brighouse town centre fronting onto King Street. The premises are highly visible from the A64 which is the main arterial route in Brighouse.

The unit has been fully refurbished and benefits from rear access.

Neighbouring retailers include Boyes and M & Co.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	4,510	419.0
Ground Floor Ancillary	835	77.6
First Floor Ancillary	2,538	235.8

Rent

We are seeking rental offers in the order of £50,000 per annum exclusive.

Tenure

Subject to vacant possession the premises are available to let on a new 10 year Full Repairing and Insuring Lease, subject to 5 yearly upward only rent reviews.

Business Rates

The unit has a 2017 rateable value assessment of £56,500.

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

EPC

Energy Performance Asset Rating - B

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.

SUBJECT TO CONTRACT

Details prepared June 2019

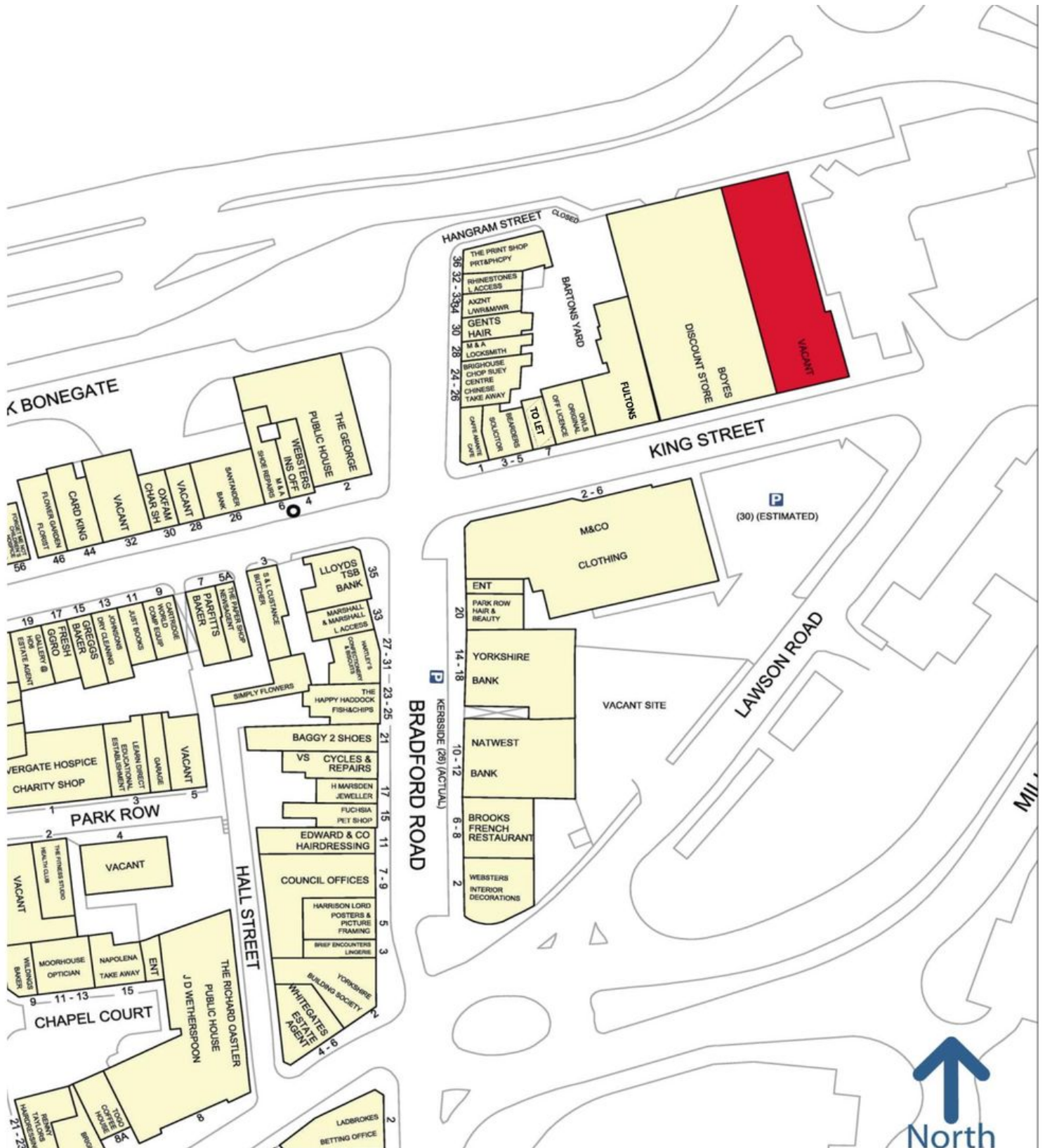
Viewing Strictly through the sole letting agent.

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