

**15 Greenhead Road
Huddersfield
HD1 4EN**

**Rent £10,000
per annum**



FORMER CAFÉ PREMISES

80.61m² (866ft²)

- Positioned on the outskirts of Huddersfield town centre a short distance from Greenhead College
- Former café premises equipped with kitchen
- Suitable for a variety of uses, subject to planning

DESCRIPTION

The property comprises a two storey stone built former office building which extends to 80.61m² (866ft²), which has most recently been used for a café premises, equipped with kitchen and WC facilities.

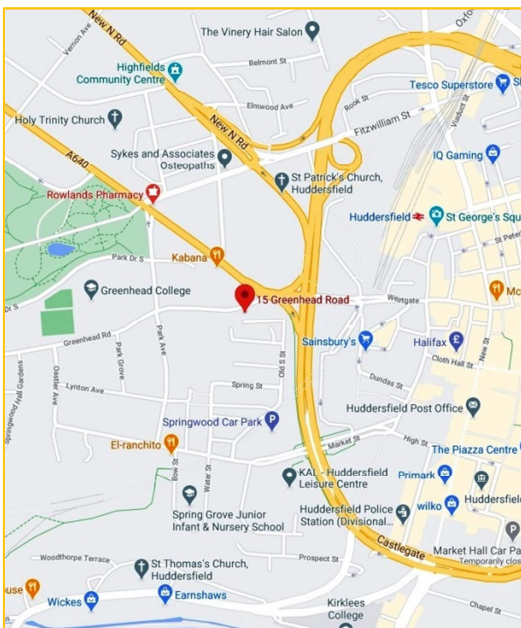
The property offers a ground floor open plan dining area, kitchen to the rear and disabled WC. The first floor comprises of an additional dining area with private office and WC. The property is well finished to a high standard with an open staircase and glass balustrade.

Whilst the premises have most recently been used as a café, the premises would also suit various uses such as offices, retail and restaurant or hot food take away - subject to obtaining alternative planning consents.

LOCATION

The property is well positioned on the outskirts of Huddersfield town centre within walking distance of the town's bus and train stations just off the A640 Trinity Street which links Huddersfield town centre with Junction 23 of the M62 motorway network.

The property is near Greenhead College and the site of the former Huddersfield Technical College and is situated on a heavy footfall route for students and such.



ACCOMMODATION

GROUND FLOOR 44.20m² (475ft²)
Including:
Entrance vestibule
Open plan dining area
Kitchen
Disabled WC

FIRST FLOOR 36.41m² (391ft²)
Including:
Open plan dining area
Private office
Store room
WC

RENT
£10,000 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE
£5,100

Uniform Business Rate of 49.9p/£ (2020/21).

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 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 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 therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: D

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

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