

WALK THROUGH VIDEO TOUR AVAILABLE



**Detached Commercial Premises On The Banks Of The River
Calder. Parking Up To 6 Vehicles. Outside Decking Area. WALK
THROUGH VIDEO AVAILABLE.**

18 Huddersfield Road

Brighouse, HD6 1LE

**Retail - High Street, Restaurant /
Cafe**

TO LET

735 sq ft

(68.28 sq m)

- Rare Opportunity
- Detached Commercial Premises
- High Volume Of Passing Traffic
- On The Banks Of the River Calder.
- Parking

Where your business belongs

18 Huddersfield Road, Brighouse, HD6 1LE

Summary

Available Size	735 sq ft
Rent	£1,000 per month
Business Rates	Small business rate relief. You can obtain small business rate relief if: your property's rateable value is less than £15,000 and business only uses one property - you may still be able to get relief if you use more. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of £12,000 or less..
Service Charge	N/A
EPC Rating	Upon Enquiry

Description

Pearson Ferrier Commercial (Voted Number 1 Commercial Agent In Greater Manchester For Disposals 2021) are delighted to present to the market this newly redeveloped detached 735 Sq Ft commercial premises, sitting on the banks of the River Calder with its own car park.

Opportunities like this don't come to the market that often with a building have so much potential in such a unique position.

The property redevelopment program is nearing completion, but the current owners are willing to work with any incoming tenant on the final finishing touches. Set over two floors, the current layout to the ground floor measures approximately 420 Sq Ft with plumbing for a kitchenette and disabled W.C. To the lower ground floor you will currently find a potential reception area with French doors leading onto the newly built desking area situated directly on the banks of the river Calder, with two additional rooms and under stairs storage.

This property would be suitable for a variety of commercial uses including but not limited to Café, Retail, Salon/ Beauticians, office.

External the property is secured by electric roller shutter and you would have use of the attached car park which would accommodate up to 6 vehicles.

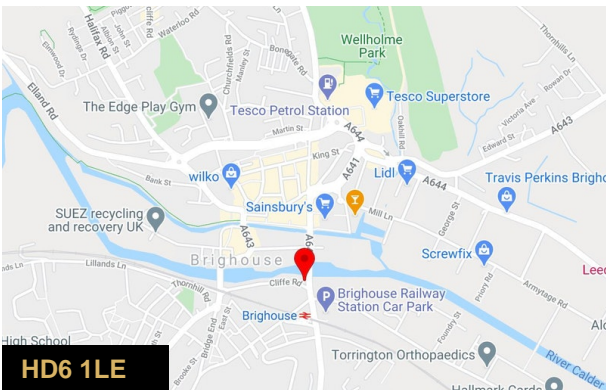
Viewing By Appointment Only.

Location

Huddersfield Road (A641) Brighouse. 1 Minutes walk from Brighouse Railway Station.

Terms

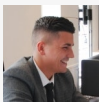
We understand the property is liable for VAT at the prevailing rate.



Viewing & Further Information



Michael Pearson
0161 764 4440
commercial@pearsonferrier.co.uk



Ashley Gowers
01617644440 | 01617644440
ashley.gowers@pearsonferrier.co.uk

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