

# TO LET

Unit 1A  
25-27 King Street  
Brighouse



## Location

The Unit is located in the heart of Brighouse Town Centre fronting onto King Street. Neighbouring retailers include Boyes, M & Co, Fulton Foods and the recently opened Poundworld.

## Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	947	88.0
First Floor	1,028	95.5

## Rent

We are seeking rental offers in the order of £25,000 per annum exclusive.

## Tenure

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 £23,500. 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.

Barker Proudlove

Phil Coombes

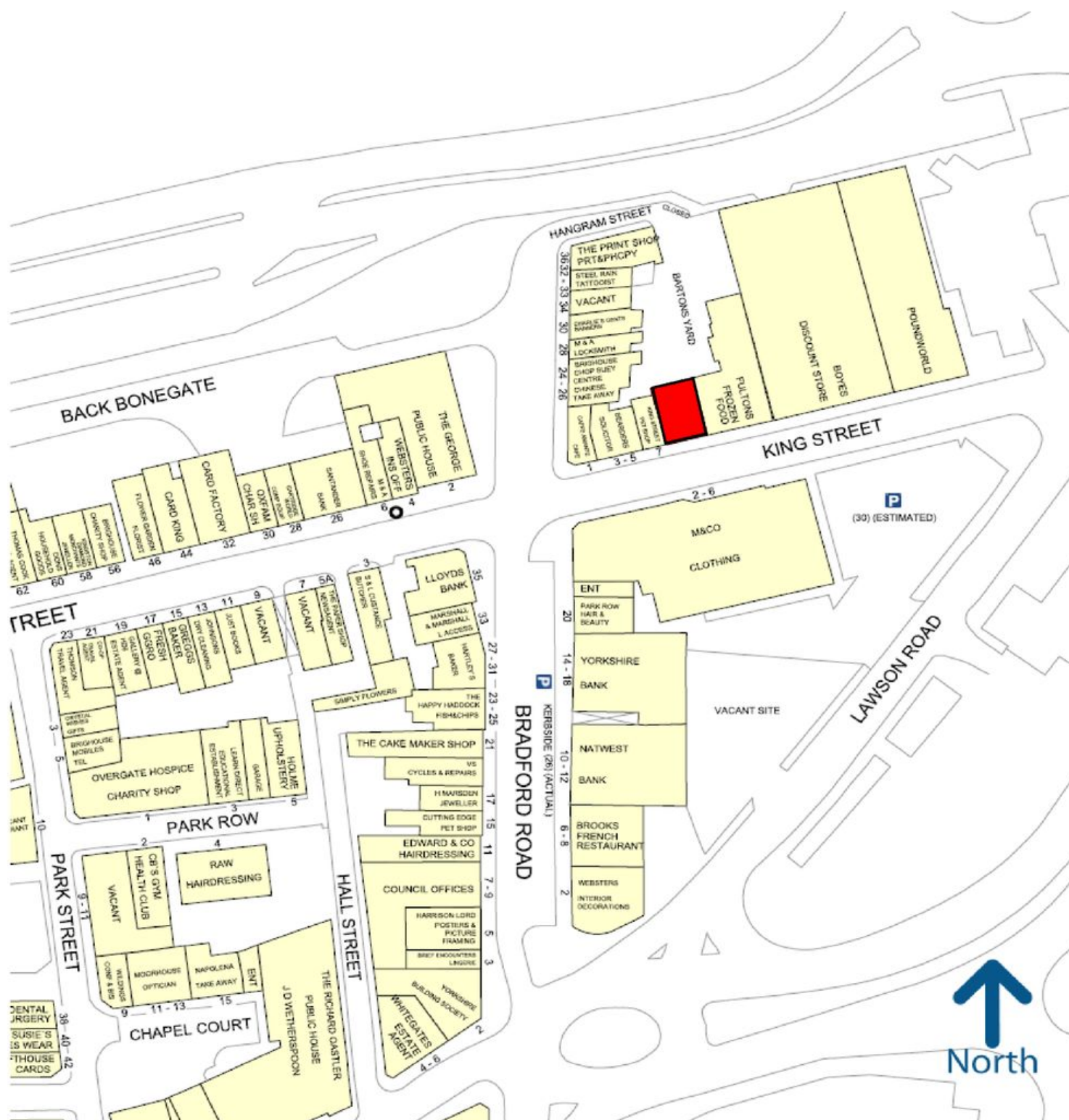
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