

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

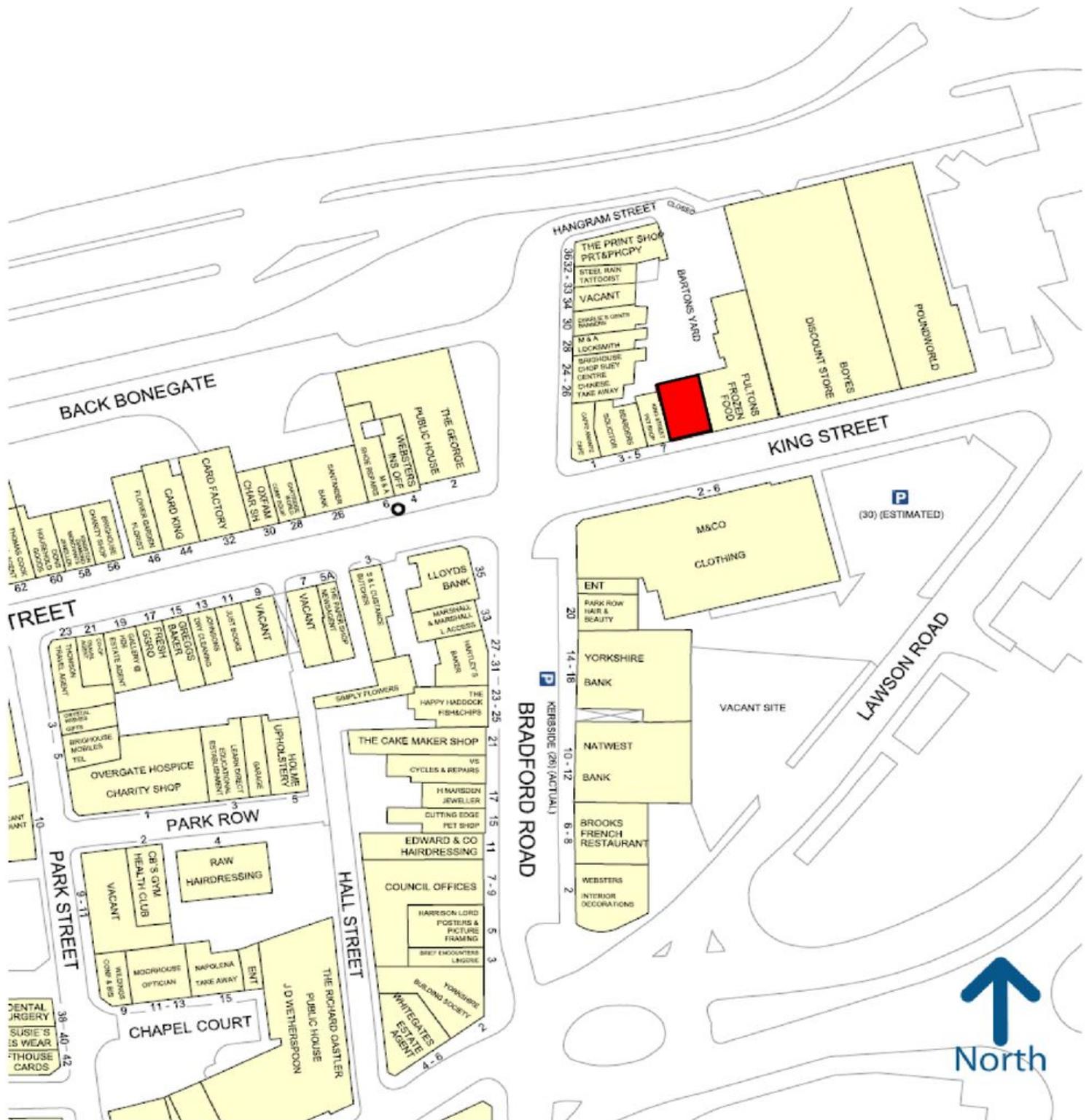
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