

# bramleys

COMMERCIAL

# To Let

**Four Horse Shoes Yard  
Market Street  
Milnsbridge  
Huddersfield HD3 4ND**

**Rent: £15,600  
per annum**



## **CAR SALES FORECOURT/CAR WASH SITE**

**826 yds<sup>2</sup> (0.17 acres)**

- Prominent position
- Excellent main road frontage of 45 metres
- Popular industrial and commercial location approximately 3 miles from Huddersfield

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## DESCRIPTION

The site has been operated as a car sales pitch in recent years, having previously been used as a car wash. The site is fully enclosed, being fenced to the front side and partially to the rear, is tarmacadamed surfaced, and extends to 826 yds<sup>2</sup> (0.17 acres), having a frontage of 45 metres onto Market Street.

The site would be suitable for the continuation of use as a car sales pitch, or alternatively other retail display businesses, subject to obtaining the relevant planning consents.

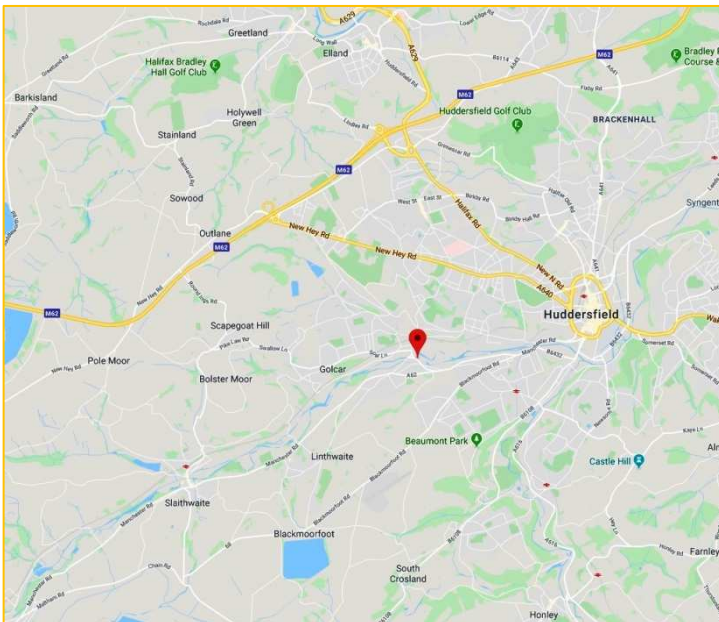
## LOCATION

Milnsbridge is accessed from the A62 Manchester Road which is one of Huddersfield's main arterial routes and links the town centre with all areas along the Colne Valley towards Greater Manchester.

The property is well positioned on the edge of Milnsbridge Centre, having prominent frontage to Market Street.

Alternatively, the site would be suitable for external storage, subject to a business's requirements.

## LOCATION



## ACCOMMODATION

Site 826 yds<sup>2</sup> (0.17 acres)

## RENT

£15,600 per annum

## RATEABLE VALUE

£5,500

## UNIFORM BUSINESS RATE

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/£ (2022/23).

## 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 Uttley

[Jonathan.uttley@bramleys1.co.uk](mailto:Jonathan.uttley@bramleys1.co.uk)

George Aspinal

[George.aspinal@bramleys1.co.uk](mailto:George.aspinal@bramleys1.co.uk)

## LEASE TERMS

The unit is offered by way of a new lease for a term to be negotiated on full repairing on insuring terms to incorporate 3 yearly rent reviews.

## LEGAL COSTS

The ingoing 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: N/A

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## 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 insitu 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

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: [commercial@bramleys1.co.uk](mailto:commercial@bramleys1.co.uk)

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