



Ernest Wilson

BUSINESS PROFILE

Part of **Eddisons**

T: 0113 238 2900
ernest-wilson.co.uk

Prime Four Storey Commercial Premises With Planning For Bar, Restaurant And Letting Rooms Approximately 10,000 sq ft across four floors

54-58 Briggate, Brighouse, West Yorkshire, HD6 1EF



NIL PREMIUM

- Superb location, directly opposite the new 40-stall market
- Extensively Refurbished with 'blank canvas' ready for internal fit out
- Flexible usage options (subject to consents)
- Restaurant and bar on lower floors and seven letting rooms above



REF 591210

PRIME FOUR-STOREY COMMERCIAL PREMISES

An exceptional opportunity to acquire substantial, well-positioned premises in the heart of Brighouse Town Centre, directly opposite the brand-new 40-stall Town Market, part of the multi-million pound Brighouse Deal redevelopment initiative. This Government-funded transformation, underway since 2025 and due for completion in 2027, is set to revitalise the town into a vibrant, pedestrian-friendly and economically dynamic destination.

The property spans approximately 10,000 sq ft across four floors and has undergone extensive refurbishment, including:

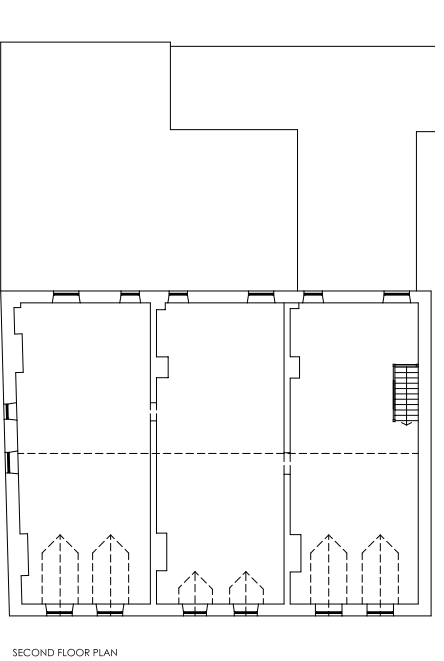
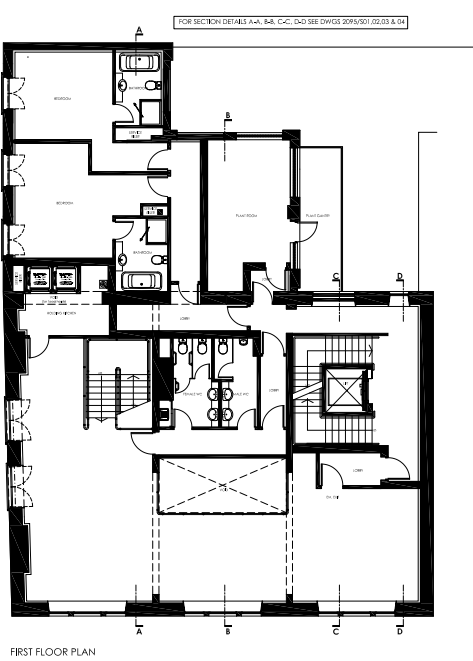
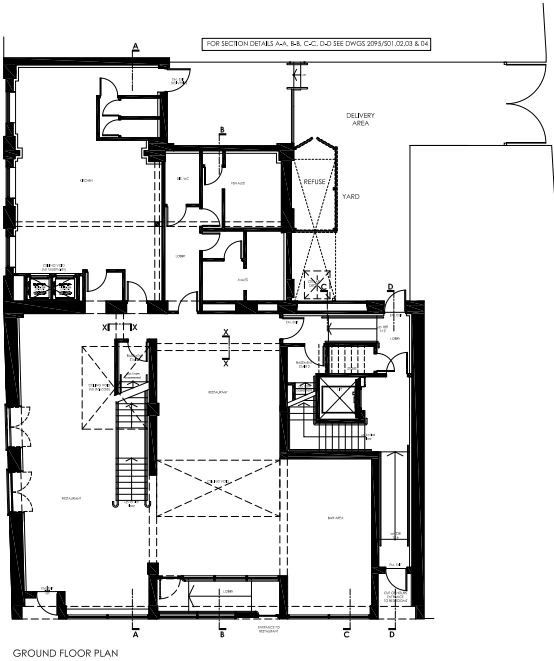
- A completely rebuilt basement
- New roof, shop fronts, windows, and doors

Planning permission has been granted for conversion into a restaurant and bar with seven letting rooms above. However, given its size and prime location, the premises are equally suited to a range of alternative uses - such as retail, medical practice, or veterinary hospital - (subject to any necessary consents).

ACCOMMODATION OVERVIEW

- Ground Floor: Double-fronted entrance with lobby leading to a spacious open-plan area ideal for restaurant / bar use. Separate access to upper floors for self-contained operation.
- First Floor: Large open plan space with feature glass balustrade overlooking the ground floor. Juliet balconies with canal views.
- Second Floor: Three generously sized rooms designed for letting accommodation, also with Juliet balconies.
- Basement: Fully reconstructed with steel supports, barrel drop, and extensive space suitable for prep rooms, beer cellar, and staff facilities.
- External: Enclosed rear yard with parking for 3 to 4 vehicles.





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| Price: | Nil Premium |
| | Leasehold. |
| Tenure: | To be offered on a new lease, with terms negotiable via this office. |
| EPC: | EPC Band E. |
| REF: | 591210. |

Viewing: Please contact our Leeds office on 0113 238 2900 if you wish to arrange a viewing appointment for this property or require further information.

For confidentiality purposes and to respect any staff and customers who are unaware that the business is for sale, please do not approach the business direct or attempt to make contact with the owners without a prior appointment made via our office.

Why not contact us and arrange a no-obligation appointment to meet one of our friendly sales negotiators who can offer real assistance in finding the right business for you.

We will be happy to provide you with further information on businesses for sale together with the assurance that you will be in the forefront of our minds when new, suitable businesses come to the market.



ERNEST WILSON BUYERS SERVICE

Here at Ernest Wilson we know that purchasing a business, whether you're a first time buyer or have bought previously, has the potential to be a little overwhelming at times and throw many unanswered questions at you. If you're thinking of buying a business and would like to have a chat with a specialist who can talk you through the process from start to finish and answer all your questions, we would love to meet with you!

What can I expect from the Ernest Wilson Buyers Service?

This is an informal, free of charge discussion with one of our friendly Business Consultants over a cup of tea or coffee.

The consultation normally takes about an hour, but we can spend as little or as long with you as you like. We will talk about your specific criteria that's important to you in a business, and tailor a search of businesses that meets your personal requirements.

You are not obliged to buy, or even view a business after your meeting but most potential buyers find a meeting with us to explore their options extremely helpful and we're sure you will too!

What will we discuss?

We are happy to answer any questions you have, but an idea of some questions that most buyers ask are:

How do other purchasers choose which type of business to buy and why do some buy freehold and some buy leasehold?

What questions should I ask at a viewing?

If I find a business I want to buy, what are the next steps?

How do I assess the profitability of a business?

How do I know a business is taking the advertised turnover?

How does a lease work?

What happens if I need to raise a loan and how much can I raise?

How is a business valued?

**WHY NOT GET IN TOUCH TODAY
AND ARRANGE A TIME AT YOUR
CONVENIENCE TO MEET WITH US?**

You can e-mail us at sales@ernest-wilson.co.uk,
or call on **0113 238 2900**.

We look forward to hearing from you!

Business rates relief is a scheme to provide small businesses with relief from paying non domestic rates. If you were to acquire a business with a Rateable Value of £12,000 or less then provided that it is your only business premises you would be eligible for the relief and pay no business rates at all. Where the Rateable Value is between £12,001 and £15,000 tapering relief is available.

The particulars and details contained herein are for the general guidance of intending purchasers and lessees and do not constitute any part of an offer contract. All description and any other details are given without responsibility on the part of Ernest Wilson or their vendor client and any intending purchasers tenants should not rely on them as statements or representations of fact. All intending purchasers of tenants should satisfy themselves to the correctness all / any statements made herein prior to making any offer by inspection or otherwise. Neither Ernest Wilson or their employees make or give any representation warrant whatsoever in relation to the business and / or property described herein.



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