

TO LET

35 Bradford Road Brighouse HD6 1RW

Available to let by way of a new lease is this prominently sited property which was previously a public house and more recently a banking hall with additional first floor.

Basement : Keeping cellars 34.29 Sqm (369 SqFt)

Ground floor : Retail Area 81.61 Sqm (878 SqFt), Store Room 6.24 Sqm (67 SqFt), Separate WC

First Floor : Front Office / Store 18.19 SqM (196 SqFt), Rear Office / Store 13.9 Sqm (150 SqFt), Store 8.82 Sqm (95 SqFt), Kitchen 23.85 Sqm (257 SqFt), Separate WC

The shop is positioned centrally in this busy town centre in what could be considered to be the most prominent of all locations for the town on the junction of Commercial Street with Bradford Road. Other adjacent occupiers include Peacocks, Bonmarche, Boyes, Poundland, Card Factory, Greggs and Hays Travel.

The new lease will be for a proposed term of 3 years at a rent of £33000 per annum exclusive. VAT is charged on the rent. The rent will be paid quarterly in advance. The tenant will be responsible for all repairs and reimbursing to the landlord the cost of the building insurance premium. The tenant will be responsible for the payment of the landlord's legal fees in respect of the lease, counterpart and any stamp duty payable.

Rateable Value : £14500 for the year 2024/2025

Energy Performance Certificate : 89 D (The full certificate is available on request)

To view please contact Neil Daniel FRICS Property Manager E.P.I.C. Plc

07802 332401 : propertymanagerepic@gmail.com

This property is being marketed directly by the landlord E.P.I.C. Plc. All details provided are subject to contract and all figures quoted exclusive of VAT. Any offers received will be treated in the same way. All information stated is to the best knowledge of E.P.I.C. Plc when prepared as at 22/01/2025 .