

TO LET

- ✔ Prominent position fronting pedestrian flows
- ✔ Approx 1,341 bus departures a week (2023)
- ✔ Suitable for a variety of uses
- ✔ Utility connections and sink waste drainage provided
- ✔ Buses operate to Bradford, Cleckheaton, Dewsbury etc

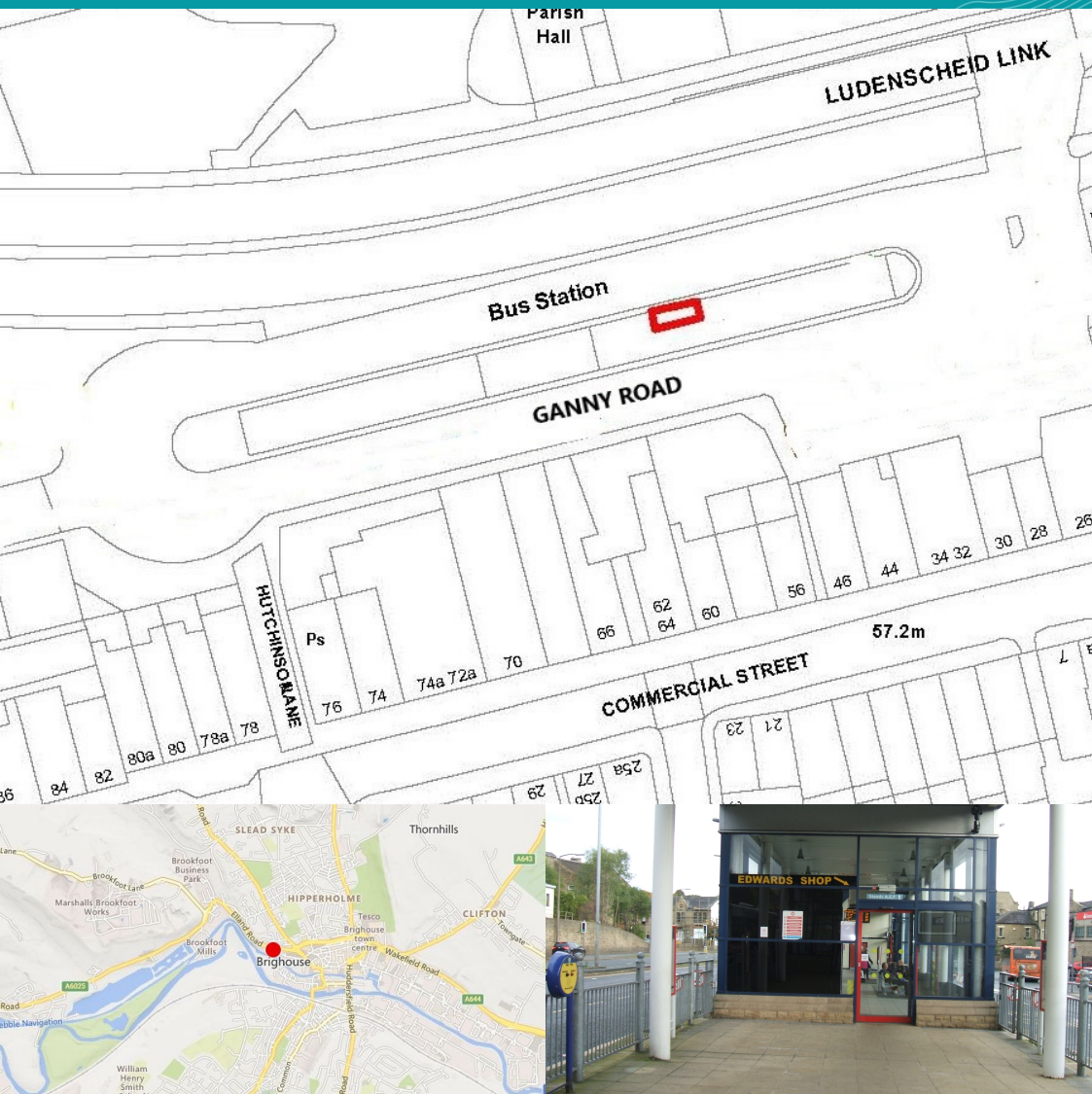


Brighouse Bus Station, Ganny Road, Brighouse HD6 1BL

Retail/Catering/Business Unit

97 Sq Ft
(9 Sq M)

Brighouse Bus Station, Ganny Road, Brighouse HD6 1BL



DESCRIPTION

On behalf of West Yorkshire Combined Authority, an opportunity is available comprising a purpose built shop unit which faces pedestrian flows.

The unit benefits from being partly fitted out with utility connections and sink waste drainage provided. There is a roller shutter to the side of the premises adjacent to bus stand A.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	97	9

EPC

The property has an EPC rating of E (105).

LOCATION

Brighouse Bus Station is situated adjacent to the town centre and Parsonage Lane Car Park. The Bus Station can be accessed from Gooder Street and Ganner Road and serves the towns of Bradford, Cleckheaton, Dewsbury, Elland, Halifax and Huddersfield.

The subject premises shown by a red box opposite are well positioned within the Bus Station fronting passenger flows and adjacent to Bus Stand A.

TERMS

An internal repairing and insuring lease for a term of years to be agreed with break rights to be agreed between Landlord and Tenant.

RENT

Prospective tenants are invited to submit rental offers exclusive of rates and other outgoings.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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