

**Ground Floor**  
**11 – 15 Beast Market**  
**Huddersfield**  
**HD1 1QF**

**Rent £18,000**  
**per annum**



## **GROUND FLOOR PREMISES OF FORMER WELL-ESTABLISHED HOTEL**

**Suitable for Restaurant, Bar/Coffee Shop Use**

**137.64m<sup>2</sup> (1,486ft<sup>2</sup>)**

- Occupying the ground floor of this well-regarded former hotel
- Grade 2 Listed
- On-site car parking available
- Close to Huddersfield University, Kingsgate Shopping Centre and student accommodation within the town.

## DESCRIPTION

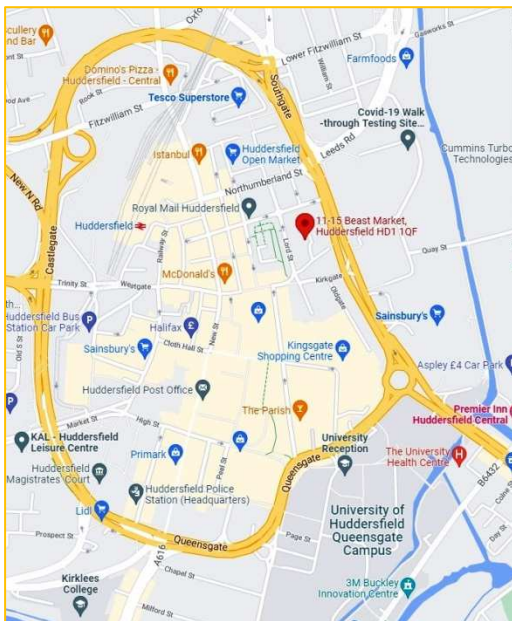
The property comprises part of the ground floor of this two storey attractive stone built Grade 2 Listed former hotel which is in the process of being converted and refurbished to provide letting rooms to the upper floor, with the opportunity for a business to take a lease on the ground floor for restaurant, bar or coffee shop use, subject to their requirements and obtaining relevant planning permission.

The premises have previously been occupied as the kitchen, dining area and bar for the hotel and would benefit from trade from residents of the rooms above, in addition to residents of nearby Airbnb properties and student accommodation.

The premises are positioned within the town centre in close proximity to the university and Kingsgate Shopping Centre and having the benefit of on-site car parking.

## LOCATION

Huddersfield is a large town in England with a population of 124,000 and is the administrative centre of the Kirklees Local Authority, which comprises a population of 370,000. Huddersfield is a textile town which has now developed a diverse economy and benefits from good communication links, being approximately 3 miles from the M62 motorway access at Outlane and Ainley Top (junctions 23 and 24), and approximately four miles from junction 24 at Clifton.



## ACCOMMODATION

### GROUND FLOOR

Conservatory Entrance	47.10m <sup>2</sup> (507ft <sup>2</sup> )
Bar & Dining Room	57.50m <sup>2</sup> (619ft <sup>2</sup> )
Kitchen	29.90m <sup>2</sup> (322ft <sup>2</sup> )
Store	3.14m <sup>2</sup> (34ft <sup>2</sup> )

**Total** **137.64m<sup>2</sup> (1,486ft<sup>2</sup>)**

### OUTSIDE

On-site car parking available.

### RENT

£18,000 per annum

### RATEABLE VALUE & UNIFORM BUSINESS RATE

To be assessed.

Uniform Business Rate of 49.9p/51.2p/£ (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 J Wilson BSc(Hons) MRICS

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Jonathan Uttley

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

### LEASE TERMS

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

### 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: C.**

# bramleys.com/commercial

## 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

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