

# TO LET

## 13 Bethel Street Brighouse HD6 1JR

Available to let by way of a new lease are these ground floor premises which have previously been used as a dry cleaners and operated with a Use Class E planning use. The premises have recently had the benefit of an extensive programme of renovation work and now provide a clean space with modern facilities including new heating system, kitchen and wc facilities, floor coverings, windows and intruder and fire alarms. The space is divided between a larger front area and rear room both of which provide a good regular shape with ancillary spaces providing facilities and storage.

Ground floor : Front Room GIA 153.84 SqM (1655 SqFt), Facilities block including 2no. WCs, store area and Kitchen, Rear Room GIA 75.89 SqM (817 SqFt) with additional store / office space.

The premises are positioned with a frontage onto Bethel Street on a gate road into the town centre and flank the Bethel Street public car park being one of the town centre's main parking areas. They have a presence which makes the building easily identifiable. This is an opportunity which is not readily available to take a premises in this popular and busy town centre with a substantial floor area.

The new lease will be for a proposed term of 3 years at a rent of £35000 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 : £13250 for the year 2025/2026 (to be reviewed). All interested parties should make their own enquiries of the Charging Authority, Calderdale MBC, to confirm these details.**

**Energy Performance Certificate : 36 B ( The full certificate is available on request)**

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

**07802 332401 : [propertymanagerepic@gmail.com](mailto:propertymanagerepic@gmail.com)**

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