

TO LET

80 Commercial Street Brighouse HD6 1AQ

Available to let by way of a new lease is this ground floor retail shop which has an additional first floor area which has previously been used for retail. The shop was previously a double shop unit and the unit was returned to one shop with planning granted in application number 23/00066. All interested parties should confirm these details to ensure satisfactory compliance for any proposed uses. The shop has the benefit of an electric roller shutter cover.

Ground floor : Retail Area 48.53 SqM (522 SqFt), Rear Store / Staff Room 18.52 SqM (199 SqFt), Separate WC

First Floor : Additional retail area 48.47 SqM (522 SqFt)

The shop is positioned centrally in this busy town centre with a frontage on to the main shopping street of Commercial Street being close to the town's bus station and public parking. Other adjacent retailers include Boots and the town's largest independent Websters Furniture along with Dominos and Papa Johns.

The new lease will be for a proposed term of 3 years at a rent of £22500 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 : £11250 for the year 2025/2026

Energy Performance Certificate : 100 D (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

This property is being marketed directly by the landlord E.P.I.C. Limited. 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. Limited when prepared as at 08/01/2026 .