

# bramleys

COMMERCIAL

# To Let

**1<sup>st</sup> Floor, 39a New Street  
Huddersfield  
HD1 2BQ**

**Rent £14,000  
Per annum**



## UPPER FLOOR FORMER RESTAURANT PREMISES

247.6m<sup>2</sup> (2,665ft<sup>2</sup>)

- Suitable for alternative uses subject to planning
- Town centre location with close proximity to Huddersfield University and the bars and restaurants concentrated around King Street
- Nearby occupiers include Monsoon, Waterstones, Virgin Media and Clintons Cards.

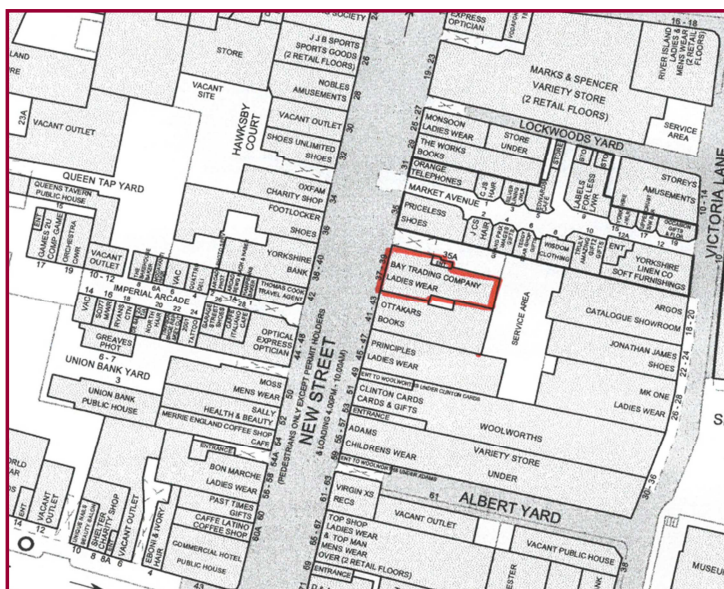
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## DESCRIPTION

The property comprises the upper floors of this two storey stone built town centre building which has most recently been occupied by a restaurant providing reception, seating area and commercial kitchen at first floor level with staff and preparation areas to the second floor.

The property occupies a prominent trading position on the pedestrianized New Street in the heart of Huddersfield Town Centre with nearby occupiers including Virgin Media, Waterstones, Clinton Cards and M&S. It is also positioned within close proximity to Huddersfield University and the main nightlife area of Huddersfield which is concentrated around King Street and Cross Church Street which is a short distance to the north east of the property.

The accommodation extends to 2,665ft<sup>2</sup> has a self-contained entrance to the side of the building and would be suitable for the continuation of the previous use as restaurant purposes or alternative office or leisure uses subject to obtaining relevant planning consents.



## ACCOMMODATION

### GROUND FLOOR

Entrance lobby

### FIRST FLOOR

181.10m<sup>2</sup> (1,949ft<sup>2</sup>)

Including:  
Reception  
Seating area  
Commercial Kitchen  
Plus male and female W.C.

### SECOND FLOOR

66.50m<sup>2</sup> (716ft<sup>2</sup>)

Including:  
Stores and preparation areas

### TOTAL

247.58m<sup>2</sup> (2,665ft<sup>2</sup>)

### RENT

£14,000 per annum

### RATEABLE VALUE & UNIFORM BUSINESS RATE

£17,750

This will be charged back by the local Rating Office at the Uniform Business Rate of 50.4p (2019/20).

### 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 Wilson – 01484 558231

[jonathanwilson@bramleys1.co.uk](mailto:jonathanwilson@bramleys1.co.uk)

Simon Dalingwater – 01132 395777

[simon@adairpaxton.co.uk](mailto:simon@adairpaxton.co.uk)

### LEASE TERMS

The property is offered by way of a new lease for a minimum term of 3 years on an effective full repairing and insuring basis.

### LEGAL COSTS

The incoming tenant will be responsible for the reasonable legal costs of the landlord.

### VAT

VAT is not applicable

### EPC ASSET RATING: D

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## 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 in situ 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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