

Starkeys

Chartered Surveyors

LOCK UP SHOP PREMISES 76 HUDDERSFIELD ROAD ELLAND



- Recently refurbished retail unit
- Town centre location on an established retail parade
- On street parking available
- Available May 2026

TO LET
£550 PER CALENDAR MONTH

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

T: 01274 307910 e: info@starkeys.co.uk

T: 01274 307910

for a full list of properties go to www.starkeys.co.uk

Property Acquisitions, Sale & Letting, Property Management, Rent Reviews,
Lease Renewal, Investment, Valuation, Dilapidations, Rating, Healthcare.

 **RICS** Regulated by RICS

**76 HUDDERSFIELD ROAD
ELLAND**

1. LOCATION:

The premises are situated on an established retail parade with frontage to Huddersfield Road on the periphery of Elland town centre. Elland is a busy Calderdale Market Town and the property is near to national retailers such as Aldi and B&M. On street parking is available to the front of the property and on the surrounding streets.

2. GENERAL DESCRIPTION:

The premises comprise a ground floor lock up shop with PVC double glazed shop front. Having recently been refurbished, the property comprises an open plan sales area with separate WC and may suit a variety of uses, subject to any necessary consents.



3. ACCOMMODATION:

GROUND FLOOR

Sales Area	17.2m ² (185 sq. ft.)
WC	
TOTAL GROUND FLOOR NET INTERNAL AREA	17.2m² (185 sq. ft.)

4. RATING:

The local authority is Calderdale Council. We have inspected the Valuation Office and Government websites which state the premises have a Rateable Value of £3,000 (Shop and premises).

5. SERVICES:

We understand the premises benefit from all mains services other than gas. No tests have been carried out on any of the services and we are unable to comment upon their condition or capacity.

6. LEASE TERMS:

The premises are offered to let for a term to be agreed on an effective full repairing and insuring lease at an initial rent of £6,600 per annum (£550 per calendar month) and exclusive of rates and other outgoings and payable quarterly in advance.

The ingoing tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

7. EPC:

The property has an Energy Rating of D (84).

8. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY**

**TEL:- 01274 307910
ASHLEY BOWLES**

11 FEBRUARY 2026

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs Starkeys has any authority to make or give any representation or warranty whatever in relation to this property.

FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.