

Starkeys

Chartered Surveyors

TOWN CENTRE RETAIL PREMISES 8/10 CHEAPSIDE CLECKHEATON



- Situated on Cheapside, one of the main retailing areas of Cleckheaton town centre.
- Ground floor sales 100m² (1,076 sq. ft.)
- First Floor 89m² (960 sq. ft.)

TO LET £12,750 PER ANNUM

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

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 **RICS** Regulated by RICS

**TOWN CENTRE RETAIL PREMISES
8/10 CHEAPSIDE
CLECKHEATON**

1. LOCATION:

The property is situated on Cheapside, one of the main retailing locations in Cleckheaton town centre, linking Northgate and Bradford Road (A638). The property is situated opposite the entrance to Victoria Court and occupiers within close proximity include Domino's, Greggs and Hallmark.

2. GENERAL DESCRIPTION:

The premises provide a two-storey L-shaped retail unit comprising an open sales area at ground level. The first floor provides storage, a small kitchen and a WC. There is also some mezzanine storage.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:

Ground Floor	99.96m ² (1,076 sq. ft.)
First Floor	89.18m ² (960 sq. ft.)

4. RATING:

The rating authority is Kirklees Council. We have inspected the Valuation Office website which states the property has a Rateable Value of £18,000 (Gymnasium and Premises).

The Uniform Business Rate for 2026/27 is £0.480. An additional lower rate is being introduced for leisure, retail and hospitality occupiers, alongside a continuation of small business rate relief for eligible occupiers. Interested parties should seek verification from the local authority to establish the actual amount payable.

5. LEASE TERMS:

The premises are offered to let on a full repairing and insuring lease for a minimum term of 3 years, at a rent of £12,750 per annum 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.

6. EPC:

The property has an Energy Rating of D (76).

7. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

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

**ANDREW WARD MRICS
TEL:- 01274 307910**

3 March 2026

MISREPRESENTATION ACT 1967

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

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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.