

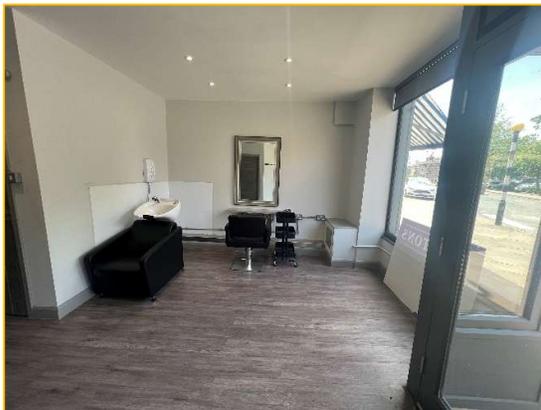
bramleys

COMMERCIAL

To Let / May Sell

20 Town End
Golcar
Huddersfield
HD7 4QD

Rent: £625
per calendar
month



GROUND FLOOR FORMER HAIR SALON 33.04m² (355ft²)

- Well positioned in a popular village location
- On street car parking & car park opposite the property
- Suitable for a variety of uses including retail, office, and clinical use

INVESTMENT • INDUSTRIAL • LAND • RETAIL/OFFICE

DESCRIPTION

The property comprises the ground floor of this two storey terraced commercial property which has recently been occupied as a hair salon, finished to a high standard with excellent display frontage.

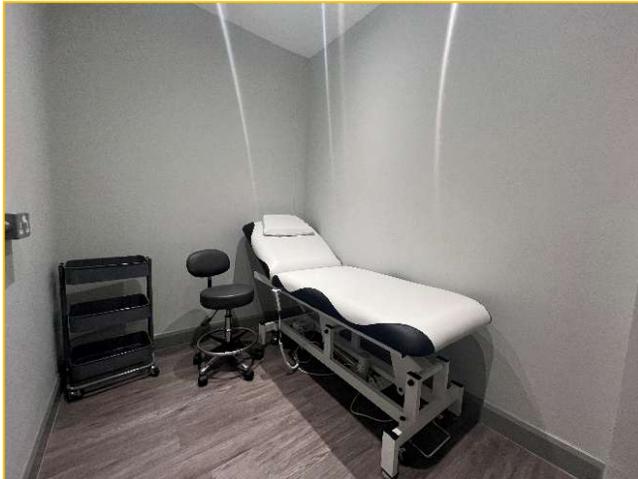
The property has the benefit of on street car parking to the front and a car park on the opposite side of the road. The premises provide a main sales area, two treatment rooms and a WC.

The property would suit the continuation of its existing use or similar uses including retail, office or clinical uses, subject to the occupier's own requirements and planning permission.

LOCATION

The property is well positioned along the main road going through the village of Golcar. It is a position which benefits from good levels of passing vehicular traffic and is surrounded by local independent businesses.

Golcar is a semi-rural village approximately 4 miles from Huddersfield town centre within the Colne Valley. The village centre has a range of shops which are predominantly occupied by local independent businesses, however there is also a Cooperative convenience store serving the community.



ACCOMMODATION

GROUND FLOOR

Main Sales Area 20.92m² (225ft²)

2 x Treatment Rooms 10.12m² (109ft²)

WC Facilities 2.00m² (21ft²)

Overall 33.04m² (355ft²)

RENT/SALE

£625 per calendar month

The landlord will consider a sale of the property subject to negotiation.

RATEABLE VALUE & UNIFORM BUSINESS RATE

£9,700

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p (2025/26). It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

REFERENCES

Prospective tenants are required to be referenced. If 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

Jonathan.wilson@bramleys.com

Sheraz Muhammad

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LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on effective full repairing and insuring terms.

LEGAL COSTS

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

VAT

VAT is NOT charged on the property or rent

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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 insitu 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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