

**10 Acre Street  
Lindley  
Huddersfield HD3 3DU**

**Asking Rent:  
£12,000  
per annum**



## **FORMER HOT FOOD PREMISES** **Suitable for a Variety of Retail & Commercial Uses**

**76.83m<sup>2</sup> (827ft<sup>2</sup>)**

**Sales Area**

**23.04m<sup>2</sup> (248ft<sup>2</sup>)**

- Prominent corner position
- On-street car parking
- High visibility from main road

## DESCRIPTION

The property comprises the ground floor and lower ground floor of this three storey inner terrace mixed commercial and residential property.

It provides a former hot food takeaway and restaurant which is suitable for the continuation of this use, or alternative retail and commercial uses, subject to the ingoing tenants requirements.

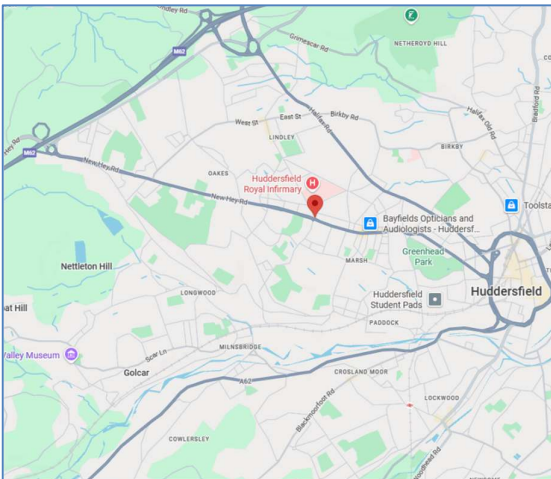
The property presents a good sized sales area of 248ft<sup>2</sup> with a kitchen to the rear and an open plan sales/seating area to the basement.

It has a timber framed display window with outdoor seating area to the front.

The accommodation provides an overall floor area of 76.83m<sup>2</sup> (827ft<sup>2</sup>) in addition to WC facilities.

## LOCATION

The property is positioned in the district of Lindley, approximately 2.5 miles to the northwest of Huddersfield town centre. It is positioned at the junction of Acre Street and New Hey Road and is accessible for Junctions 23 & 24 of the M62 motorway network.



## ACCOMMODATION

■ GROUND FLOOR	
Sales Area	23.04m <sup>2</sup> (248ft <sup>2</sup> )
Kitchen	13.56m <sup>2</sup> (146ft <sup>2</sup> )
■ BASEMENT	40.23m <sup>2</sup> (433ft <sup>2</sup> )
Open plan Sales/ Seating Area	
WC with low flush WC and wash hand basin	

**TOTAL 76.83m<sup>2</sup> (827ft<sup>2</sup>)**

## OUTSIDE

The property benefits from on-street car parking and an outdoor seating area to the front.

## RENT

£12,000 per annum

## RATEABLE VALUE

£7,400

The current Uniform Business Rate applied for the year 2025/26 is 49.9p/£. It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief by visiting the Valuation Office website at [www.voa.gov.uk](http://www.voa.gov.uk)

## VIEWING

Contact the Agents.

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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.

## REFERENCES

Prospective Tenants are required to be referenced. 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.

## VAT

VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

**EPC ASSET RATING:** To be reassessed.

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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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