

20 Law Lane  
Southowram  
HX3 9QU

Rent £175  
per week



## GROUND FLOOR RETAIL PREMISES

48.86m<sup>2</sup> (526ft<sup>2</sup>)

*Incentives Available*

- Prime prominent retail location
- Class E use

## DESCRIPTION

The property occupies the ground floor building situated within the heart of Southowram with the main parade of shops.

It is a location which benefits from being easily found through being the route to Halifax Town Centre and Withinfields Primary School located further up Law Lane towards Halifax Town Centre.. The accommodation is divided between front sales area and rear stores with a WC and extends to approximately 526ft².

The accommodation would suit a variety of commercial uses, including the continuation for Class E professional services, conversion into quasi retail or a coffee shop, due to the prominent parade of shop and living accommodation nearby, subject to obtaining the relevant planning consents.

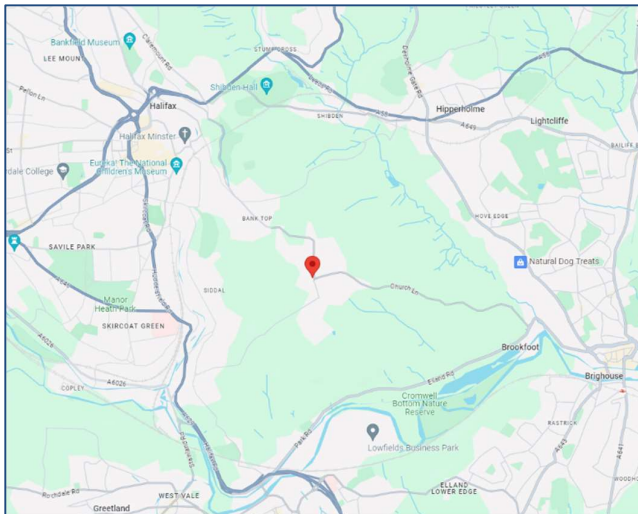
## LEGAL COSTS

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

## VAT

VAT will not be charged on the rent.

## EPC ASSET RATING: C



## ACCOMMODATION

GROUND FLOOR 48.86m² (526ft²)

Including :  
Sales Area, Rear store and WC

## RENT

£175 per week

**Incentives Available**

## RATEABLE VALUE & UNIFORM BUSINESS RATE

£5,200

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p (2024/25). It is recommended that the incoming 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)

## 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.

## VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

[jonathan.wilson@bramleys.com](mailto:jonathan.wilson@bramleys.com)

George Aspinall

[George.aspinall@bramleys.com](mailto:George.aspinall@bramleys.com)

## LEASE TERMS

The premises are offered by way of a new lease for a term to be negotiated on effective full repairing & insuring terms.

# bramleys.com/commercial

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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