

**Unit 5 Moorfield Shopping  
Centre  
Park Road West  
Crosland Moor  
Huddersfield HD4 5RX**

**Rent £12,000  
per annum**



## **DOUBLE FRONTED RETAIL PREMISES**

**79.7m<sup>2</sup> (858ft<sup>2</sup>)**

- Prominent position in established district shopping centre
- 
- Highly visible from the busy Blackmoorfoot Road
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- Other occupiers in the complex include Boots the Chemist and a Cooperative Convenience Store

## DESCRIPTION

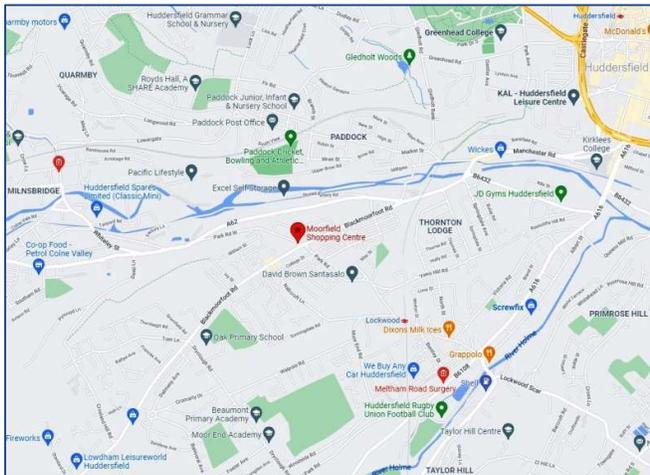
The property comprises a ground floor retail unit with large display windows positioned adjacent to a Co-operative convenience store.

The premises extend to approximately 858ft<sup>2</sup> and would suit the continuation of use as a retail unit or alternative uses, subject to the incoming tenants requirements.

The property forms part of the Moorfield Shopping Centre complex which is positioned at the junction of Blackmoorfoot Road and Park Road West in the district of Crosland Moor. The property has the benefit of good on-site car parking, a fire escape to the rear and being positioned with good visibility from the main road.

## LOCATION

The property is positioned at the intersection of Park Road West and Blackmoorfoot Road at Crosland Moor which is approximately 3 miles to the west of Huddersfield town centre. Other occupiers within the complex include Boots the Chemist, a Cooperative Convenience Store and a local doctors surgery, and the premises are well positioned in order to serve a large densely populated residential community nearby.



## ACCOMMODATION

### GROUND FLOOR

Retail Premises 79.7m<sup>2</sup> (858ft<sup>2</sup>)

### OUTSIDE

Car parking is available within the complex.

### RENT

£12,000 per annum

### RATEABLE VALUE & UNIFORM BUSINESS RATE

£TBC

Uniform Business Rate of 49.9p/55.5p/£ (2025/26).

### 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.

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Sheraz Muhammad

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### LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated on effective full repairing and insuring terms incorporating a service charge for the recharge of maintenance of the external parts and structure of the building.

### LEGAL COSTS

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

### VAT

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

**EPC ASSET RATING: tbc**

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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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