

**Unit Q1
Meltham Mills
Knowle Lane
Meltham
Holmfirth HD9 4DS**

**Rent:
£30,000
per annum**



CAFÉ/RESTAURANT PREMISES

Suitable for a variety of commercial uses

190.73m² (2,053ft²)

- Well located on the edge of the Meltham Mills Industrial Complex a short distance from Meltham Village within the Holme Valley.
- The property was purpose built as a restaurant, however, is adaptable for a variety of commercial uses, including leisure, office, studio and quasi medical uses.
- Excellent on site car parking and attractive setting adjoining woodland.

DESCRIPTION

The property comprises an attractive single storey detached steel framed building which was purpose built for use as a restaurant.

It is available with vacant possession and suitable for a wide range of commercial uses, subject to the occupiers' requirements, including leisure, office, professional service and quasi medical uses.

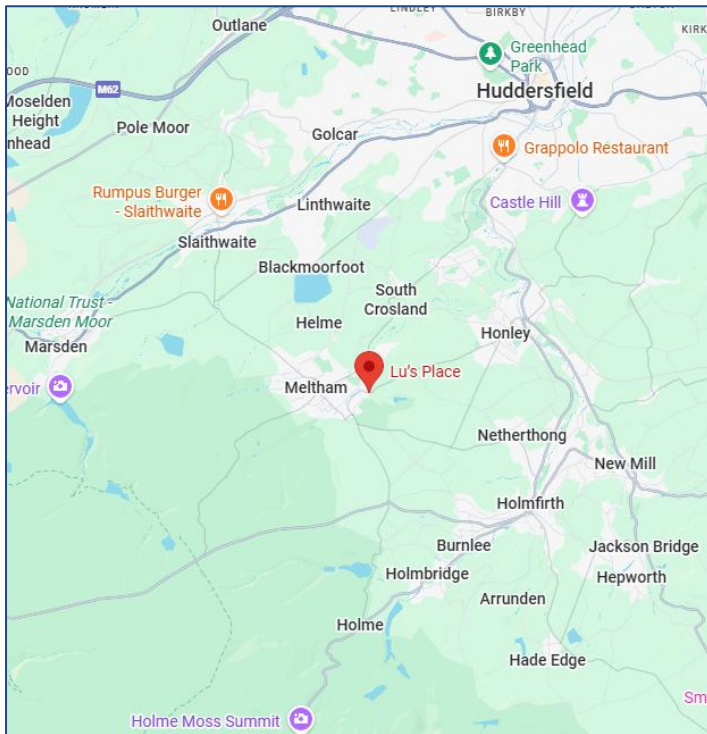
The building extends to approximately 2,053ft² and, as a restaurant, provided sufficient space for up to 80 covers.

The accommodation is finished to a high standard internally and the layout is easily adaptable for different business uses. It benefits from ample outdoor recreation space and on-site car parking for a minimum of 14 cars, with additional car parking available by separate negotiation.

LOCATION

The property is positioned on the edge of Meltham Village adjoining the Meltham Mills Industrial Estate and within approximately 3.5 miles to the west of Holmfirth town centre.

This is an attractive position adjoining woodland within the Holme Valley, accessible for Huddersfield town centre (4.5 miles) and all villages within the Holme and Colne Valleys being within easy reach.



ACCOMMODATION

GROUND FLOOR

Restaurant, Glass House,
Covered Terrace &
Staff Breakout Areas

190.73m² (2,053ft²)

OUTSIDE

Tarmacadam surfaced car parking area for approximately 14 cars with additional spaces available by separate negotiation.

RENT

£30,000 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

£11,500

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p (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. In all cases a rental deposit will be required.

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

Jonathan.wilson@bramleys.com

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews. The lease will be on internal repairing terms with the tenant having an obligation to contribute towards an estate service charge which includes external and communal area maintenance, water, waste and electricity.

LEGAL COSTS

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

VAT

VAT will be charged on all invoices raised by the landlord.

EPC ASSET RATING: A

A Rating (Valid until 31 October 2032)

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 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

14 St Georges Square

Huddersfield

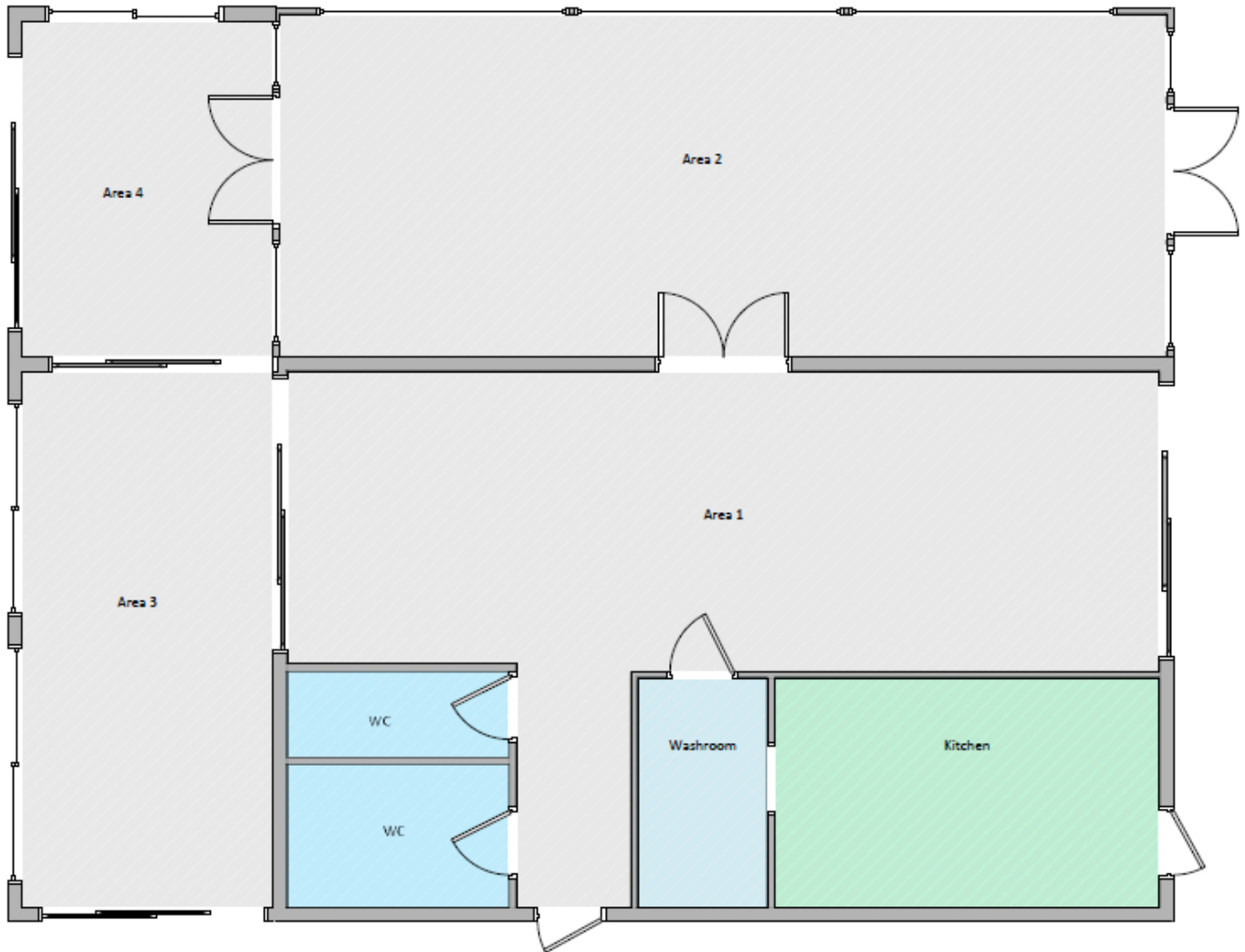
HD1 1JF

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FLOOR PLAN



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